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Forest Theater  
stage**



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ginger and her  
many elixirs**



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— INSIDE THIS WEEK**

BULK RATE  
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# The Carmel Pine Cone

Volume 91 No. 26

On the Internet: [www.carmelpinecone.com](http://www.carmelpinecone.com)

July 1-7, 2005

YOUR SOURCE FOR LOCAL NEWS, ARTS AND OPINION SINCE 1915

## Hearing gives Velvet's Law new momentum

By MARY BROWNFIELD

HE'S FIGHTING a fine of \$2,750 for accidentally killing a cat when he tented a house last fall on Valley Green Circle. But Tony Zeidler, owner of Central Coast Exterminator Company, supports the effort to tighten regulation of his industry.

Lisa Hoefler of the SPCA, which is pushing legislation that would require fumigators to notify neighbors before a home is tented, is happy for Zeidler's help. "He's on the inside, so to speak, and he's also willing to share his knowledge with us."

Zeidler said he has drastically cut the number of fumigations his company conducts since he learned of the Sept. 22, 2004, accident. Velvet, who liked to hang out in the crawl space under the neighbor's house, suffered pain from the tear gas — the warning agent intended to keep anyone on the outside from going in — while the Vikane pesticide gas killed her.

"It puts them in horrendous fear, and they die in a terrible state of terror," said Nancy Carlen, whose black and white cat was found in the crawl space several days after the home was tented and she went missing. "That sorrow never goes away. It never goes away."

Another cat, Phoebe, belonging to Carmel residents Brenda Morrison and James Dowhower, also experienced that traumatic death last year. Her cries prompted Dowhower to climb underneath the tarp next door and rescue the cat, which was clinging to a beam. Phoebe was rushed to the vet and then released, but she later went into seizure and died.

"I did see the danger signs posted prior to entering the structure, but I couldn't just listen to her cry in there," Dowhower told Heather Sowersby, the agricultural biologist who investigated the cases against Mission City Fumigation Co. and Central Coast Exterminator for the Monterey County Agricultural Commissioner.

"People need to understand the amount of suffering these animals go through," Carlen said.

### State ordered investigation

First reported in The Pine Cone, the feline fatalities prompted the California Department of Pesticide Regulation to ask the county agricultural commissioner to investigate.

Ag commissioner Eric Lauritzen concluded the fumigators violated the Vikane label requirement to "remove from the structure to be fumigated all persons, domestic animals, pets, including fish, and desirable growing plants." Use of any pesticide in conflict with its labeling constitutes a violation of the

See **TERMITES** page 3A

## Rash of DUI wrecks kicks off Peninsula summer



A CalSTAR helicopter landed on the beach below Bixby Bridge Saturday morning so its crew could hike up to the victims — both fatalities — inside a Ford Mustang that had plunged off Highway 1. The would-be rescuers were assisted by the Mid-Coast Fire Brigade. Officers said alcohol could have been a factor in the accident, and they promised a holiday weekend crackdown to discourage DUI.

### ■ Tough enforcement promised for holiday

By MARY BROWNFIELD

THE MARINA man whose Ford Mustang plunged 250 feet off a steep hillside near Bixby Creek Bridge Sunday may have been drinking, according to police. The 8:15 a.m. accident killed 33-year-old Jose Refugio Munoz and his passenger, Cesar Rojas, 30, of Seaside.

According to investigating California Highway Patrol Officer Frank Packard, Munoz was driving northbound on Highway 1 just south of Bixby Bridge when his 2000 Ford Mustang struck an embankment and went airborne over the side of the road.

State parks, Mid-Coast Volunteer Fire Brigade, CHP, AMR ambulance and the Monterey County Sheriff's rescue team responded to the wreck. The men, who had been wearing their seat belts, were found dead inside the car.

The CHP and the Monterey County Coroner's office are investigating the cause of the wreck, which Packard said may be partly attributable to alcohol.

Drunken driving was also alleged in three separate accidents in Carmel — two last week and one this week.

Lucille Huntington, 83, was arrested just before 10:30 p.m. June 21 after she hit two parked cars while driving on Carpenter

See **DUI** page 12A

## Earth moved to make way for grand prix bikes

By MARY BROWNFIELD

TRUCKS HAULED more than 15,000 tons of gravel — that's 30 million pounds — into Mazda Raceway Laguna Seca as part of \$2 million worth of track safety improvements in advance of the much anticipated Red Bull U.S. Grand Prix motorcycle races

July 8-10.

To protect the world's fastest motorcycle racers when they crash — because some of them will — the *Federation Internationale de Motorcyclisme* required larger runoff areas in all turns, deep gravel traps to slow an out-of-control bike before it and its rider

hit one of the walls lining the track, and the installation of low-profile curbing.

Laguna Seca committed to the changes after winning the fight to host the world championship grand prix racing series.

See **RACES** page 13A

## Artifacts tell of cultural past, political present

By CHRIS COUNTS

WHETHER BREACHING the Carmel River Lagoon sandbar or stabilizing the eroding banks that support Scenic Road, the efforts of Monterey County Public Works are complicated by a series of invisible archaeological remnants.

Buried beneath the white sands of Carmel River State Beach are a series of grinding stone holes — known by archaeologists as bedrock mortars — which represent perhaps the most tangible physical evidence of an indigenous culture that predated the arrival



PHOTO: COURTESY LAGUNA SECA

Slow-moving equipment works to make Mazda Raceway Laguna Seca safer for the incredibly fast motorcycles that will race there July 8-10. Here, a Caterpillar digs a pit for gravel on the outside of Turn 5.

See **ARTIFACTS** page 25A



# Surfer's failed beach access plan: Go jump off a bridge

By CHRIS COUNTS

THE WHITE sandy beach near the Little Sur River mouth in Big Sur is a tempting destination.

But motorists, hikers and other California dreamers can only admire it from afar because the private El Sur Ranch — posted with a multitude of "No Trespassing" signs — is in the way.

For one local surfer, the temptation to reach the beach was



PHOTO/STAN RUSSELL

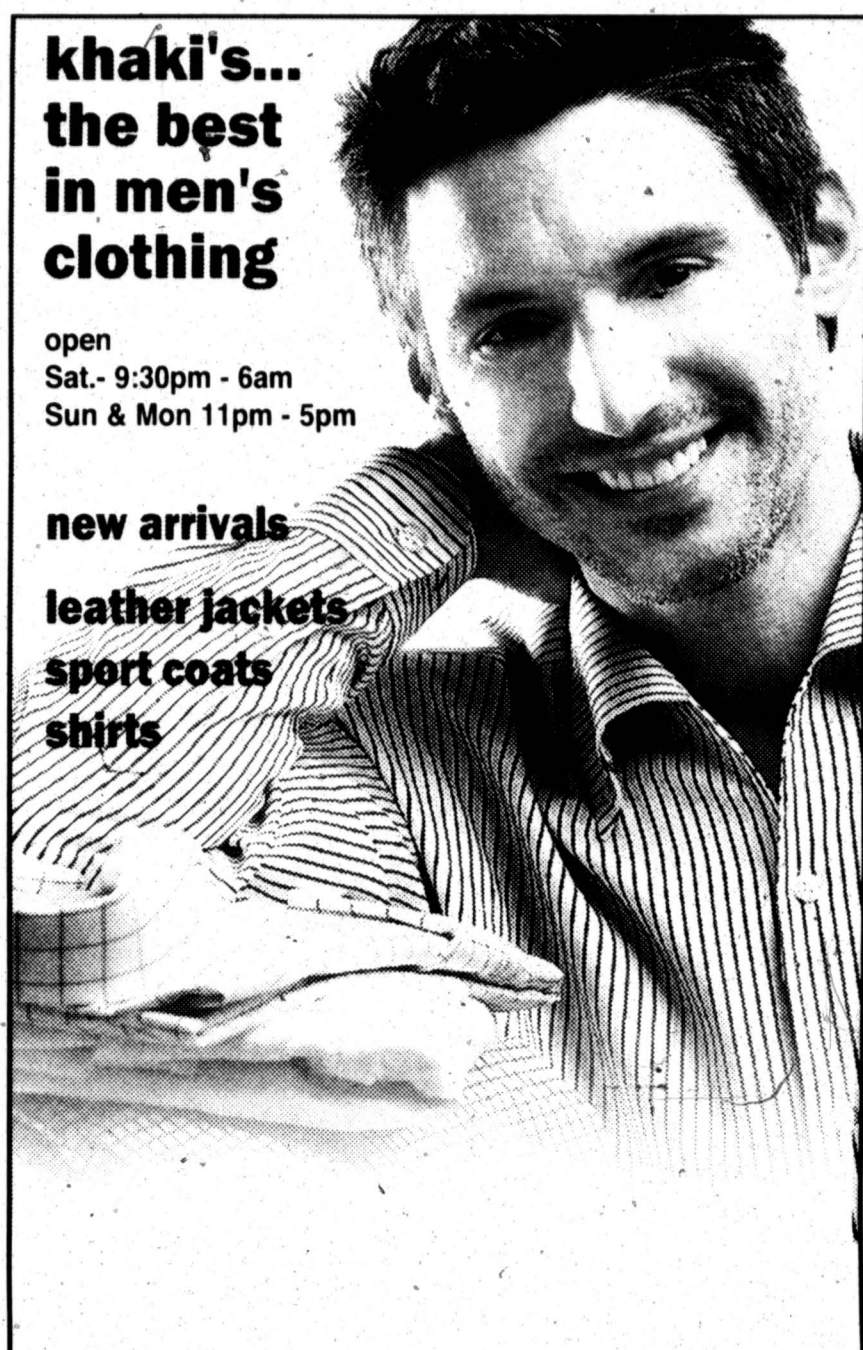
The beach at the mouth of the Little Sur River, with Hurricane Point in the background, is a tantalizing sight. But don't even think about trying to visit it — not even by wading down the river.

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so strong, he came up with a novel method he thought would allow him to reach the tantalizing surf without trespassing: He would simply avoid touching dry land.

"I parked at the Little Sur River bridge and made it to the ocean never leaving the water," explained "Trey" in a message posted on the Ventana Wilderness Alliance's website. "When I came back to my car, the local sheriff told me that unless I was floating and not touching the bottom, I was trespassing. El Sur Ranch owns the land under the water and touching it is trespassing. There is no way to 'float' in 8 inches of water."

Trey never explained exactly how he got from the bridge to the ocean, but the only logical scenario had him dropping off the low-lying bridge into the shallow Little Sur River, and simply wading to the sea. Fortunately for Trey, the Monterey County Sheriff's deputy was in a forgiving mood.

"He let me off, but said he never wants to catch me again, and I was lucky that the private security didn't catch me," he

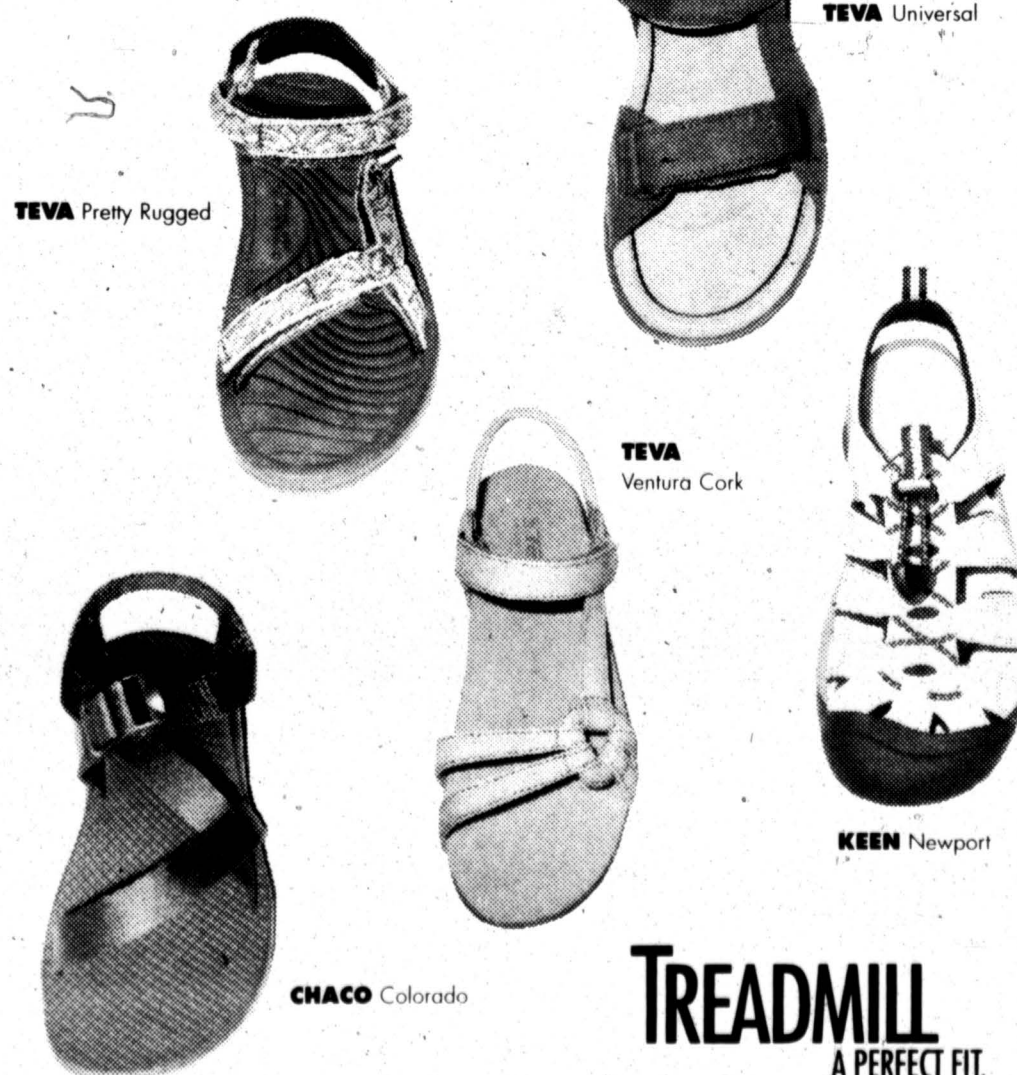
See ACCESS page 10A

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## TERMITES

From page 1A

state food and ag code.

The two companies, both of which were subcontractors hired by other pest control firms, were fined. Central Coast's penalty is under consideration following Monday's hearing, during which Zeidler said he could not say who looked under the house and why Velvet wasn't found, though cats are notoriously crafty and hide when they're afraid. Mission City was set to appeal its fine Tuesday but rescinded that request and agreed to pay the \$2,500.

### Neighbor notification

Since her cat's death, Carlen has been pushing for the passage of Velvet's Law, which would require fumigators to tell nearby residents when a home will be tented and gassed.

"The next time, it could be your cat or your neighbor's cat, because who knows what's happening around the corner?" she said.

Carlen figures informing people could be done relatively inexpensively, though the SPCA's Lisa Hoefler said questions remain on how far the notifications should extend, how they should be posted and in what languages they should be written.

"We want to pass something that is going to be effective and not so burdensome that we're going to lose," Hoefler said, adding that the effort might begin with a city law in Carmel-by-the-Sea and then extend to the county and state.

Zeidler said success at the state level could hinge on the support of the powerful lobbying organization, Pest Control Operators of California.

"When it comes to laws in this state, they tend to stop them or make them written the way they want them written," he said. "They'll fight and fight and fight, but if you get them to back it, then it will go through."

Convincing fumigators to back the law would motivate the PCO as well, he said. Considering the law would be aimed at saving pets, he said he did not think it would be difficult to garner support.

Hoefler and Carlen said they are grateful for his input.

### State weighs in

But the California Department of Pesticide Regulation believes existing laws suffice.

Spokesman Glenn Brank encouraged homeowners to tell their neighbors the date and time of an impending fumigation, though in the cases of Velvet and Phoebe, the residents weren't home to share that information.

The deaths prompted a Jan. 21 letter to county agricultural commissioners from Scott Paulsen, chief of the DPR's enforcement branch.

"The DPR believes there are sufficient regulatory mechanisms to prevent these unfortunate accidents; however, DPR feels the problem is serious enough to warrant thorough review of the Vikane label and existing regulatory control," it read. The letter went on to advise commissioners of the label's provisions and the relevant laws.

"It is the responsibility of the person using the pesticide to ensure it is used strictly according to the regulations and used safely," Brank said, though he admitted they have sometimes been unable to stop criminal, intoxicated or suicidal people from entering fumigation tents and dying.

"Animals require human protection and intervention, and our point basically is when doing this kind of work, you need

to exercise a high degree of caution and careful adherence to the rules, and that's the way we avoid these problems," he said.

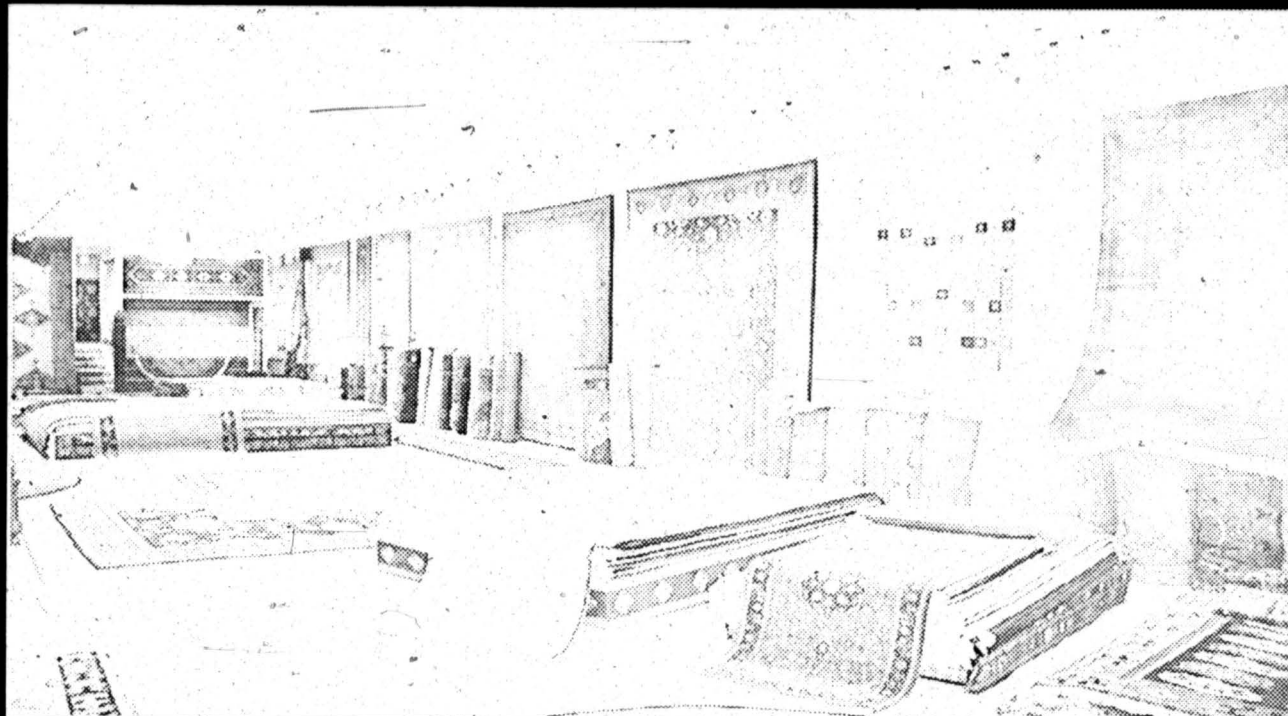
Brank did not know how many cats have died in the same manner, but Carlen said her vet, Bill Cleary, speculated thousands are killed by fumigations each year. Ziedler and Aurelio Pulido of Mission City said they knew of other cases.

"It's always tempting to impose a standard rule," Brank commiserated, adding that the DPR has taken no position on Velvet's Law. "But we also want it to be sensible and feasible and workable."

Ken Allen, the Monterey County deputy agricultural commissioner who presented the agency's case in the Monday hearing, said the deaths have statewide ramifications.

"Clearly we have not heard the last of this issue," he said.

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## Police, Fire & Sheriff's Log

### Artificial bird harasses neighbor

HERE'S A look at some of the significant calls logged by the Carmel-by-the-Sea Police Department, the Carmel Fire Department and the Monterey County Sheriff's Office last week. This week's log was compiled by Mary Brownfield.

SUNDAY, JUNE 19

**Carmel-by-the-Sea:** Subject detained on San Carlos Street under section 5150 of the Welfare & Institutions Code as a danger to self or others.

**Carmel-by-the-Sea:** A citizen found a dog on Guadalupe Street and turned it over to the

Carmel Police Department. The owner was located and the dog was returned to the owner by a police officer. A warning was given and fees were collected.

**Carmel-by-the-Sea:** Officer found a dog loose on Scenic in the roadway. Animal control officer transported it to CPD kennels. The dog was returned to the owner on the same day. A warning was given and fees collected.

**Carmel-by-the-Sea:** Officers responded to a missing juvenile call at Carmel Beach. Upon arrival, the missing juvenile contacted police and reported she had been physically assaulted by a friend's mother. The female suspect, age 40, was arrested and booked.

**Big Sur:** A male subject, age 59, was given a warning about camping on Highway 1 at Otter Cove.

**Carmel area:** A van with expired registration belonging to a 57-year-old male was towed from a San Mateo Avenue address for expired registration.

**Carmel area:** Deputies responded to a Lower Trail residence for a possible suicidal individual reported by a 56-year-old male. Upon arrival, deputies determined the individual could not care for his safety. Subject had cut his hand.

MONDAY, JUNE 20

**Carmel-by-the-Sea:** Subjects contacted for curfew violation on Scenic. The parents were called and advised of the situation. They were sent to their friend's home per the parents.

**Carmel-by-the-Sea:** Unknown suspects defaced the public restroom area on Junipero with paint.

**Carmel-by-the-Sea:** A citizen found a purse on Lincoln Street and forwarded it to the department for safekeeping. It was released to the owner a short while later.

**Carmel-by-the-Sea:** Person turned in a wallet found on Junipero. Owner was contacted for pickup.

**Carmel-by-the-Sea:** Victim fell on a city sidewalk area on Ocean Avenue after losing her balance. She was treated at the scene and released.

**Carmel-by-the-Sea:** Inn on Lincoln Street called to report a fire alarm was activated by burnt food in a microwave oven. They were allowed to silence the alarm while the engine responded to investigate. Tortillas were placed in the microwave oven for an inordinate amount of time. When the microwave door was opened, smoke poured out and activated a smoke detector. The inn was advised to contact the alarm company to reset the alarm.

**Carmel-by-the-Sea:** Report of a grand theft at an Ocean Avenue clothing store. A \$500

See **POLICE LOG** page 9B

## DERMATOLOGY GUNNAR H. GIBSON, M.D.



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## THE NEW YORK TIMES MAGAZINE CROSSWORD PUZZLE

THE FRENCH CONNECTION BY JOE DIPIETRO / EDITED BY WILL SHORTZ

### ACROSS

- 1 Georgia state wildflower  
7 Georgia neighbor  
14 1970's-80's singer Ronnie  
20 Fixes, as a bow  
21 Product usually used at night  
22 New York lake  
23 Puts to the test  
24 Girls at the playground?  
26 Word before and after "by," "on," or "to"  
27 Subsist  
29 It may be relative  
30 Wheat  
31 Rear parts of an article of radio equipment?  
36 Big atlas section  
38 Party person  
39 Kind of race  
40 "No way"  
44 Hero  
45 Rest on  
47 Assails  
50 Journalist Kupcinet  
51 More than just a jaunt  
53 Barely beats  
54 Slow dance with quick turns

- 55 Provision of the Natl. Security Act, 1947  
56 Grand (wine appellation)  
58 Golf club resembling an inverted V?  
60 Tiki  
61 Retainers  
63 Ones with potato peelers, for short  
64 Break time  
65 Shipping dept. stamp  
66 First-aid item  
68 "takers?"  
69 Fume  
71 Distillery items  
72 Milk-related  
76 2001 album with the #1 hit "Ain't It Funny"

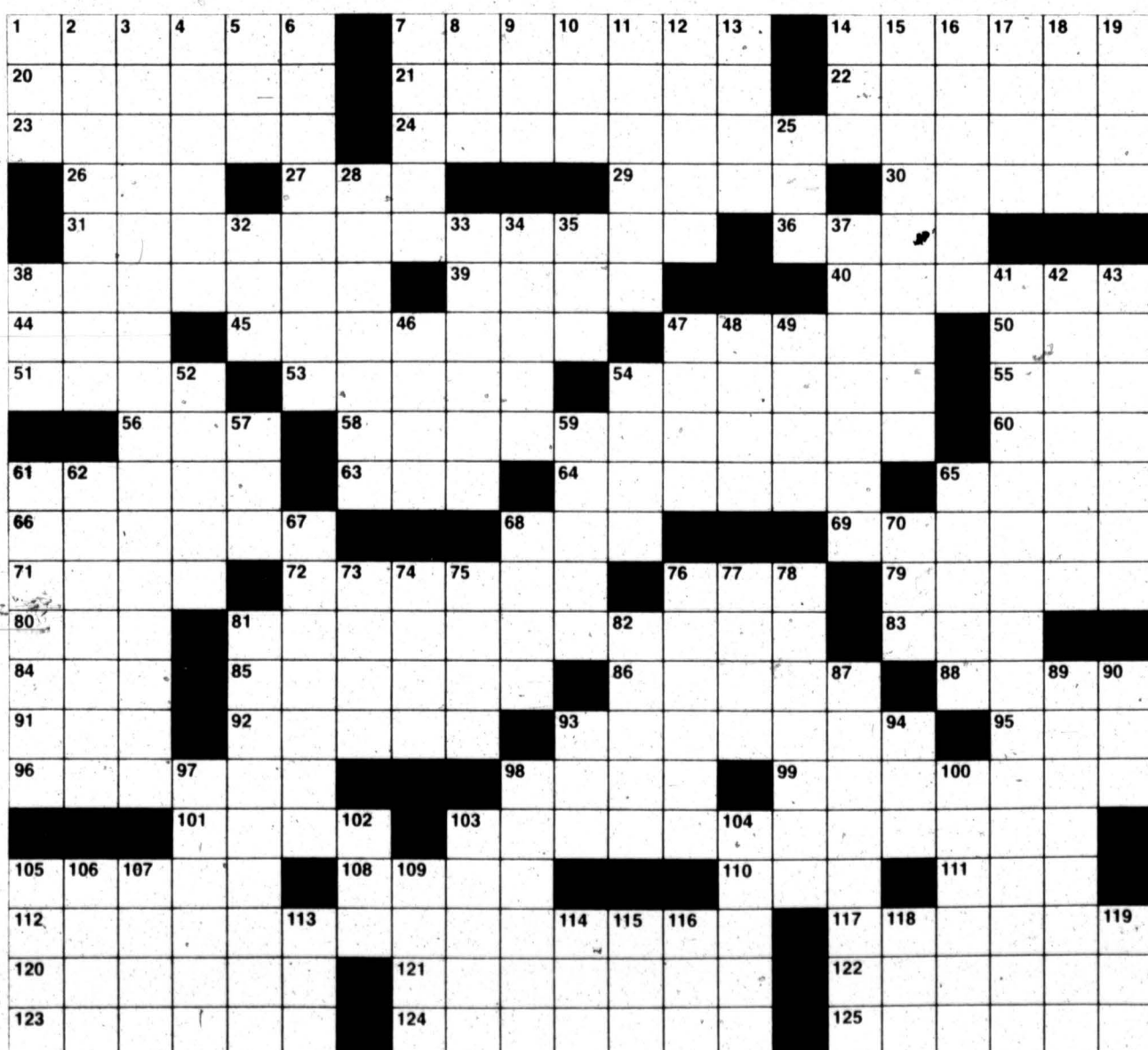
- 79 Mass offering  
80 Time  
81 Metallic restraint on Baryshnikov?  
83 Architectural feature  
84 55-Across relative  
85 Northeast tollroad option  
86 Emaculate  
88 Catty comeback  
91 Symbol of slipperiness  
92 Vikings' foes  
93 Wore briefly  
95 Map abbr.  
96 Take out  
98 Alliance

- 99 Con men often use them  
101 The Baltics, once: Abbr.  
103 Ball bearing on a spaceship?  
105 Spot for a spare tire  
108 Sister of Rachel  
110 Cartoon dog  
111 "Skip me"  
112 Beneath a pendant opener?  
117 Pretenses  
120 Witnessed in the area of  
121 What's left  
122 Prom date  
123 TV ratings period  
124 Experimented with drugs, say  
125 "National Velvet" star

### DOWN

- 1 Ernst colleague  
2 Time to attack  
3 Present for your communication with an English saint?  
4 Occupy  
5 Like a really big shoe  
6 Hired gun  
7 Long suit  
8 Range setting  
9 "But who to ...?"  
10 Coal holder  
11 2002 World Series champs  
12 Hills without peaks

- 13 Good fellers  
14 Den  
15 First-move maker  
16 "When Your Child Drives You Crazy" author  
17 "Sure thing" for Speedy Gonzales  
18 Mideast's Gulf of  
19 Part of a wagon train's route  
25 Garden party, maybe  
28 Order more of  
32 Arc, Ark.  
33 Homers, slangily  
34 Sprang up  
35 Squirt  
37 Ghosts or goblins  
38 Presidential monogram  
41 When some insects are cited for biting?  
42 Sweet roll  
43 Boxer Holyfield  
46 Quickly, briefly  
47 de combat  
48 Dismounted  
49 Golfer Ballesteros  
52 Maynard G. of "The Many Loves of Dobie Gillis"  
54 Annual celebration, for short  
57 "The good ol' place  
59 "The Things We Do for Love" rock group, 1977  
61 Perceived intuitively



- 62 Miraculous cry at a revival meeting  
65 Empire  
67 One who may improve your outlook  
68 Isles  
70 Manchego cheese source  
73 Food in bags or cans  
74 The Kennedys, e.g.

- 75 1979 Nastassia Kinski title role  
76 Tony's sister on "The Sopranos"  
77 Mexican beer go-with  
78 Impetuously, maybe  
81 Car seat securer  
82 Impresario Sol  
87 Only in the past  
89 "Psst!"

- 90 Unsold of the N.B.A.  
93 Lots of hugs, in brief  
94 Lowest score  
97 Ancient Palestinian  
98 "La ..." (opera)  
100 Magnet alloy  
102 Traffic caution  
103 Landscapers' tools  
104 Assignment  
105 Weak one

- 106 All over  
107 Creation of unphilosopher  
109 Sandy hue  
113 Mil. titles  
114 Little bit  
115 Laotian money  
116 1970's Bowie collaborator  
118 Show presenter, for short  
119 Farm area

Answer to puzzle  
on page 15A



# One diver dies, another lives in separate emergencies

By MARY BROWNFIELD

A SACRAMENTO man died Sunday afternoon while scuba diving near Point Lobos State Reserve.

Frank McGuire, 50, was with a group that chartered a dive boat, according to Carmel Highlands Fire Battalion Chief Steve Robertson.

"He was under water and had some problems at about 75 feet down," he said. "His dive buddy got him to the surface, and they started CPR on the dive boat."

The boat entered Whalers Cove, where firefighters and state park rangers helped transfer him to the ambulance. He was later pronounced dead at Community Hospital.

Monterey County Coroner's Commander Greg Clark said

an autopsy was completed Monday, but the results were inconclusive, so the pathologist will wait for toxicology results to return before determining how McGuire died.

Clark also said detectives with his agency have recommended the man's air tank, which was jettisoned during the rescue effort, be retrieved and inspected.

"They would like to be able to put all the pieces together," he said. "Apparently they're feeling there are still some holes, and they would like to see if the equipment was functioning and if there's anything left in the cylinder, to see if the contents were OK."

## Saturday save

The day before McGuire's death, Highlands firefighters and a host of other emergency workers helped rescue a diver who was separated from his partner in a kelp bed, according to Robertson. He did not know the names of either diver.

"They had been diving and were swimming back toward their Zodiac boat under water and got tangled in some kelp," he said. "One continued through and made it back. He waited for quite a while, and his friend never showed up."

At 2:30 p.m., he radioed the U.S. Coast Guard, which implemented a coastal incident response, triggering a number of agencies, including the Monterey County Sheriff's Office, state park lifeguards and Pacific Grove Ocean Rescue. Emergency workers met near Soberanes Point and contacted the diver on the boat via radio.

"We initiated a search along the coastline," Robertson said. "He hoped his partner had made it back to shore."

A crew launched the Highlands Fire Zodiac and found the missing diver.

"He was on the rocks," Robertson said. "He had ditched his gear in the kelp, swam back and was waiting for someone to notice him. He was fine."

## Food & wine group sponsors 'The Man Who Came to Dinner'

THE AMERICAN Institute of Wine & Food Monterey Bay Chapter will sponsor the movie, "The Man Who Came to Dinner," at the Outdoor Forest Theatre, corner of Santa Rita and Mountain View Tuesday, July 19. A light supper with assorted sweets and drinks begins at 7:30 p.m. The movie starts at 8:30 p.m.

Cost is \$25 for AIWF members, \$30 for non-members. The price includes the wine reception and appetizers. Proceeds will go in part to the AIWF scholarship fund.

"The Man Who Came to Dinner" (1943) stars Bette Davis, Monty Woolley and Ann Sheridan, directed by William Keighley. A pompous author is invited to dinner by an average middle-class couple. After breaking his leg on their front porch, he is forced to remain in their home for a month. From that point, on the unfortunate couple must contend with the bizarre and hilarious chaos he brings into their home.

The audience is encouraged to dress warmly. Send non-refundable checks to American Institute of Wine & Food, Monterey Bay Chapter, P.O. Box 1858, Monterey, CA 93942. Call (831) 384-7686 for more information.

## Musical whiz kids in Stevenson School concerts

SOME OF the world's finest young musicians can be heard from July 10-31 at California Summer Music's free public concerts. These concerts represent the culmination of three-and-a-half weeks of intensive study with some of the United States' foremost performers and teachers.

California Summer Music's violinists, violists, cellists, pianists and composers range in age from 12 to 30 and come from the Monterey and San Francisco Bay areas, as well as from across the United States. All concerts will be held at Robert Louis Stevenson School in Pebble Beach. For more information and a complete schedule of events, visit [www.csmusic.org](http://www.csmusic.org)

## Pacific Grove celebrates old fashioned 4th of July

THE CITY of Pacific Grove will hold an Independence Day commemoration in Caledonia Park, Monday, July 4, from 11 a.m. to 2 p.m.

In keeping with the All-American theme, a savory barbecue chicken lunch with baked beans, Earthbound Farm salad, garlic bread and homemade desserts will be served. Hot dogs, vegetarian burgers and festive cakes will be available as well. The holiday party will include a special patriotic programs, including the Color Guard and a patriotic sing-along to celebrate freedom and honor veterans. The musical feature for the day will be the All-American Flamingo Express band. Children will have their own games to play. The fee for the event will be \$6.

Caledonia Park is located behind the post office on Central Avenue. Parking is available across from Sally Griffin Senior Center at the corner of Caledonia and Jewell Avenue. For more information, call (831) 373-3304.

Vacationing this summer in Beijing or Budapest? Keep up with events back home on The Pine Cone's website — [www.carmelpinecone.com](http://www.carmelpinecone.com)



## SEEING IS BELIEVING...INDULGE AT CARMEL PLAZA TODAY

Watch new colors emerging... warm, inviting earth tones.

A rich Spanish Colonial Revival style unfolding. The look of romance mixed with the old world charm of Carmel-by-the-Sea. Straight pathways will soon meander around vibrant, new landscaping... trumpet vines gracing sparkling white walls... everything lit by a soft glow around elegant craftsman-style copper fixtures.

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red door spas

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\*Offer valid until September 30, 2005. Credit good through September 30, 2005 only.

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# Ambulance budget too costly for Carmel, councilman says

By MARY BROWNFIELD

THE CITY'S cost to subsidize the local ambulance service would increase to almost \$500,000 per year in the latest budget, which councilman Gerard Rose refused to support at a Carmel Regional Fire Ambulance board meeting June 16.

Carmel paid CRFA \$347,497 during the fiscal year that ended Thursday.

"In my opinion, the city would not and could not afford a

\$110,000 increase," said Rose, who serves as the city's representative on the ambulance board.

The \$1,067,278 budget provides for one ambulance stationed in Carmel and two in Carmel Valley. Three full-time paramedics and three full-time EMTs take shifts in the city, while a part-time EMT and a part-time paramedic work in Carmel Valley. The remainder of the Carmel Valley shifts are filled from a pool of workers who receive per-diem pay.

The proposed budget divides payroll costs according to that staffing. Carmel is expected to pay 88 percent — including an estimated \$284,101 in salaries and \$152,673 in overtime — while C.V. Fire would pay 12 percent, or \$38,301 in salaries and \$20,583 in overtime. It includes no raises, as the CRFA employees association is at an impasse with the agency in contract negotiations.

While it seems high, the total overtime predicted for 2005/2006 pales in comparison to this year. CRFA paid an estimated total \$352,349 in salaries and \$260,919 in overtime in 2004/2005. Rose blamed "unusual situations," when some regular employees were not available for work.

(Full-time paramedic Dave Jedinak was placed on paid administrative leave for more than three months while allegations made against him by another employee were investigated. He was told last month that he can keep his job.)

The proposed budget



PHOTO/COURTESY-CARMEL FIRE DEPARTMENT

Carmel is being asked to pay too much for ambulance service under a contract with CRFA, according to councilman Gerard Rose. But picking another company could affect response times.

divides the operational expenses based on call volume. The ambulances in the valley are expected to pick up 54 percent of CRFA's calls, while the Carmel crew responds to the remainder.

Proposed total costs are \$845,424 for Carmel's share and \$221,854 for Carmel Valley.

The subsidy arises from the gap between those expenses and expected revenues. Carmel's share of the calls should generate \$386,222, while the valley ambulances would bring in \$495,796. The City of Carmel would therefore subsidize the ambulance service by \$459,202, while C.V. funded by a special tax, would finish \$273,941 in the black.

Rose said the gap can be partially attributed to write-offs, which occur because the federal Medicare program only partially reimburses ambulance companies for transporting member patients. This year, write-offs were estimated at \$170,258; the 2005/2006 budget anticipates they will cost \$185,127.

"The government doesn't allow us to collect all that we would like to collect," he said. "We're getting less reimbursement. This has been going on for several years."

Transport rates are regularly raised to help cover some of those costs, and CRFA rates last increased 4 percent in February following a 24 percent hike in 2003.

Fees could be raised further to help offset those write-offs, though Rose feared making them too high could be risky.

"We don't want to be in a situation when residents of Carmel-by-the-Sea don't call an ambulance because they feel like they're unable to afford it," he said.

## Suggestions sought

After refusing to vote for the budget, Rose said he asked Carmel Valley Fire Chief Sidney Reade to suggest ways to trim the budget. And he said he "asked the public to send me

See **AMBULANCE** page 19B

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## Only popcorn will explode at city's July Fourth party

By MARY BROWNFIELD

CARMEL-BY-THE-SEA WILL get downright sentimental and patriotic on Independence Day, when the city hosts its annual celebration in Devendorf Park, located at Ocean and Junipero.

The free "old-fashioned, family style" July 4 party, as described by community services manager Christie Miller, will begin at 1 p.m., followed shortly by a welcome from Carmel Mayor Sue McCloud. The live music, games, food and general merrymaking will continue until 4 p.m.

The Sound Bytes may not have a very old-fashioned name, but Miller said the duo is always a hit at the annual event.

"They do Beach Boys music and sing-alongs — that kind of stuff — and everybody loves them," she said. "They get everybody up to dance."

An impressive collection of local service clubs, including the American Legion, Carmel Chamber of Commerce, Carmel Heritage Society, Carmel Host Lions, Carmel Kiwanis, Carmel Residents Association, Central Coast Celtic Society, Forest Theater Guild, Pacific Repertory Theatre, Scottish Society of the Monterey Peninsula and Yes for Carmel, offer popcorn, hot dogs, watermelon, ice cream and all sorts of summer picnic treats, according to Miller.

"They take donations, but all the groups do it out of the goodness of their hearts for the community," she said. "That's what I really like about this community: Everyone donates their time and everything they bring."

There will not, however, be any fireworks in the city. The closest big display will be over the Monterey harbor, beginning at 9:15 p.m.



# New art gallery warned not to be a jewelry store

By MARY BROWNFIELD

A NEW Carmel art gallery is really an illegal jewelry store, according to building official Tim Meroney, who said Tuesday the owner's license could be suspended or revoked. "We're not a jewelry store, we're an art gallery" countered

Ryan Mattonen, owner of the week-old Romanoos Gallery at Mission and Sixth, which is filled with Romanoos' paintings and contains several jewelry cases as well. He blamed the enforcement action on a misunderstanding of how much window display area could contain jewelry.

Meroney inspected the store after jeweler Michael Cayen, whose shop is located nearby, reported Romanoos was filled with jewelry cases and not many paintings. The gallery is allowed to sell jewelry if it doesn't exceed 10 percent of the store's floor and window displays. (Carmel strictly limits the number of jewelry stores allowed in town.)

"This one has opened up under the guise of being a gallery, and then they went ahead and made it a jewelry store," said Meroney, who sent Mattonen a notice of violation June 28.

"At present, it appears that the jewelry ancillary use exceeds this requirement and occupies at least 80 percent of the general sales area and 100 percent of the windows where

merchandise is displayed," he wrote in his letter to the owner. "You are hereby required to comply with the conditions of your license."

He said the "serious breach of the business license conditions" would require a hearing before the Carmel Planning Commission July 13.

"We received a couple of complaints about them, that they're pretty much selling all jewelry and have just a couple of paintings on the wall," city planner Nathan Schmidt concurred. "And 100 percent of the window space was jewelry."

Mattonen said the window displays are being changed and suspected they were the cause of the complaints. The interior display cases of the 600-square-foot corner store, which also contains 40 paintings, are in compliance, he said.

"From the start, we've been working with the city to make sure we are complying with the rules," he said. "We need to

See **NEW STORE** page 10A



PHOTO/MARY BROWNFIELD

Artist Romanoos and the owner of her brand new gallery, Ryan Mattonen, say the jewelry they sell does not violate the terms of their business license. The Carmel building official believes otherwise and has referred them to the planning commission for possible revocation or suspension of their license.

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# Carmel Valley

## Negotiations, studies keep incorporation drive moving forward

By CHRIS COUNTS

DESPITE A lack of recent headlines proclaiming its success or failure, the drive to incorporate Carmel Valley is making steady progress, said Kate McKenna, executive officer of the Local Agency Formation Commission.

Revenue neutrality negotiations, to determine the amount of money the new town would be required to pay Monterey County to offset lost revenues, are still under way, McKenna said. While the town is projected to have a surplus of \$2.2 million by its second year of operation, according to early estimates, the county is expected to lose \$2.5 million that year as a result of the incorporation.

If the county insists on receiving the full \$2.5 million "alimony payment" each year, the town would have a

\$300,000 budget deficit in its second year. And those payments could continue indefinitely.

Initially, the biggest challenge facing negotiators like Monterey County administrative analyst Nick Chiulos and Carmel Valley Forum representative Karin Strasser-Kauffman was simply agreeing on financial data.

"We've had some very good meetings analyzing numbers in great detail," said Chiulos, who recently replaced new Pacific Grove City Manager Jim Colangelo as the county's chief negotiator in revenue neutrality talks.

Strasser-Kauffman agreed that talks are moving forward.

"We've made good progress on the numbers," said Strasser-Kauffman, a former county supervisor and officially a neutral party in the negotiations. "We have a pretty good handle on how much the county spends on Carmel Valley. We have a good idea of what the fiscal picture looks like. Now we need to come up with a payment plan."

"The two sides have agreed on several items that were not accurate in early reports," McKenna said.

Aside from determining the economic feasibility of incorporation, perhaps the biggest rut in the road being traveled by proponents of an incorporation election is the possibility that a costly environmental impact report will be required.

"We are proceeding with an initial environmental study," McKenna said. "The proponents have paid for the study and a contractor has started work. In late July or early August, the initial study will be released for public review, and by September or October, the commission will be able to make an environmental determination."

LAFCO members will have three options to consider: They can issue a negative declaration stating that incorporation will have little or no environmental impact; they can require changes in the early stages to offset various minor environmental impacts, or they can simply insist on a full-fledged EIR.

Another step in the incorporation process requires devel-

oping a service plan, which McKenna said indicates "how the city will work."

"I expect to have the plan ready soon and available for public review in a month or so," she said.

So when can Carmel Valley residents expect to see an incorporation proposal on the ballot?

"Sometime in 2006, if it gets that far," said McKenna. "The commission will make a decision whether the proposal is viable and should be put on that ballot."

Strasser-Kauffman believes incorporation is worth exploring if only for the simple fact that Monterey County's limited resources will be stretched even further in the decades to come.

"If we can't do a better job of running a town than the county, then there's no point to incorporating, and that is not meant as any criticism to the county," she said. "The county rightfully will need to focus its attention on the greater Salinas Valley because of its tremendous social problems and skyrocketing population."

Can the incorporation effort succeed?

"That will be up to the people," Strasser-Kauffman said. "But we will give the people the best information we can. That's all we can do. And I think that is something worth working hard on."

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# Ruptured gas line closes Ocean Avenue, shuts stores

By MARY BROWNFIELD

ROUTINE SIDEWALK repair triggered a natural gas leak that shut down a block of Ocean Avenue and kept several businesses closed for two hours Wednesday morning.

The high-pressure line was actually punctured Monday, when a Carmel Public Works employee unknowingly sunk a 16-inch metal spike into it while setting up a form to pour concrete, according to building official Tim Meroney. The leak sprung when the spike was removed after the concrete had set.

"For two days, it sat there and didn't leak," Meroney said of the 1-inch main line, which carries natural gas at a flow of 90-100 pounds per square inch. By contrast, the line linking a house to a main carries about 1 psi.

Carmel police officers and firefighters arrived at the scene at 8:46 a.m. and immediately closed the south side of the street between Dolores and Lincoln, according to CFD Shift Commander Mitch Kastros. They parked the engine upwind and had a fire hose ready near the break in case flames broke out.

Emergency crews rounded up customers and workers at nearby businesses and asked them to leave the area, "although some people snuck back in through their back doors," Kastros said. "That's a bad idea. Please don't do that."

While the potential for a fire erupting at the break is low because not enough oxygen is available, the risk increases as the gas mixes with the atmosphere. Kastros monitored gas levels with a hand-held meter.

"If a car's going by, or there's static electricity or someone lights a match, it could be just right," to ignite, he said. "We wanted to be sure the gas wasn't sneaking around the corner or going somewhere where it would find a spark."

## Unknown line

Meanwhile, a PG&E crew soon arrived from Pebble Beach. Rather than shutting down the main — and cutting off gas to a large swath of businesses and residences —

Carmel firefighters hose down the sidewalk Wednesday morning to stop sparks from flying and static electricity from forming while a PG&E worker breaks through concrete to fix a punctured gas main.

PHOTO/  
MARY BROWNFIELD



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See GAS LINE page 10A



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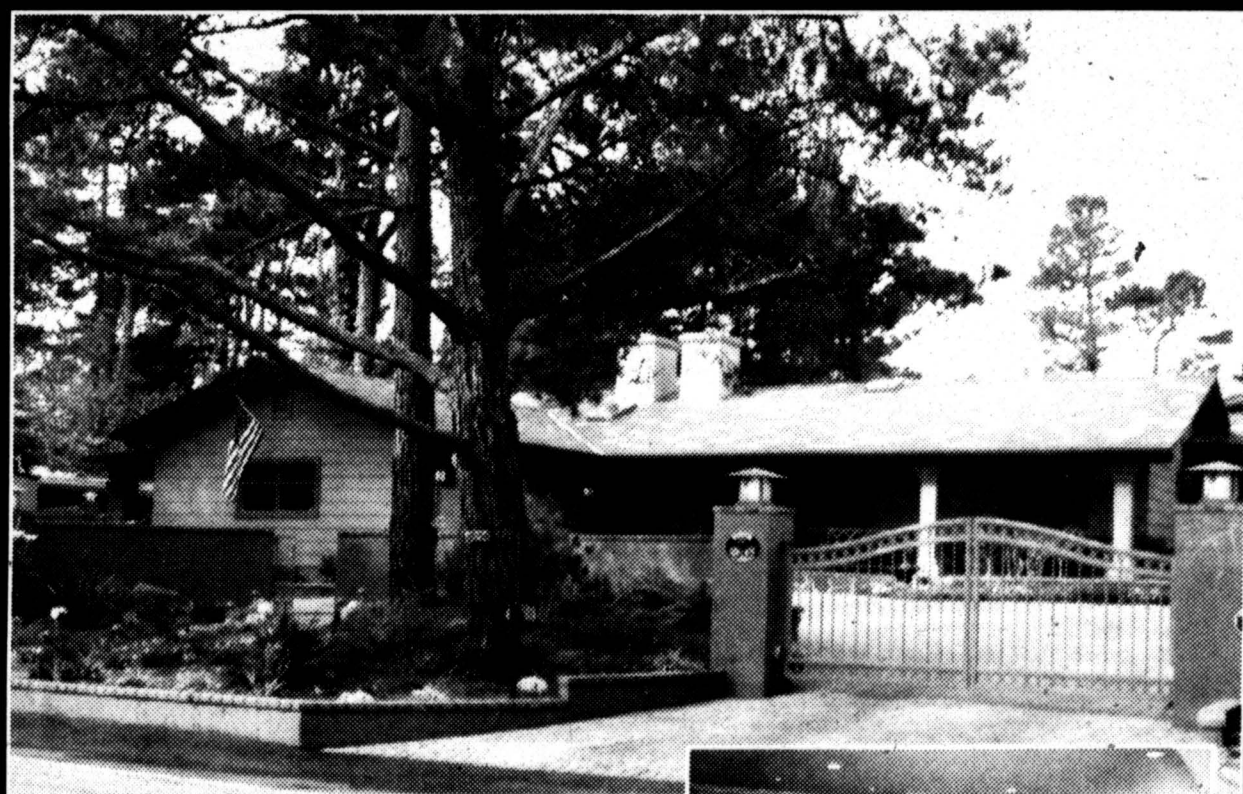
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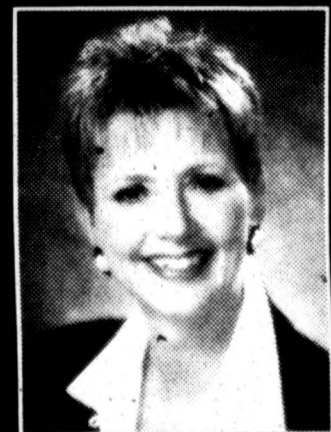


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## NEW STORE

From page 7A

meet more with the city officials in order to determine where we are out of line and where we are in line."

He described the jewelry carried by the gallery as "fine Italian gold" produced by a number of artists from around the world.

"We're not trying to step on anyone's

toes," he said. "We're just trying to run a business."

"It seems like they're willing to work with us," Schmidt said, but it remains unclear whether the gallery owner will still have to appear before the planning commission.

Meroney said the case shows "code enforcement is not dead in this city," despite the comments of some city hall critics. "We take action when we get complaints."

## ACCESS

From page 2A

wrote. "If that would have happened, they would have pressed charges."

According to Susana Zavala, a California Department of Transportation public information officer, rappelling or jumping from a bridge is also against the law.

"It is illegal for any person to be on any portion of a vehicular crossing which is not intended for public use without the permission of the Department of Transportation," she said. And that includes the side rails of the bridge Trey used.

Regardless of how thrill seekers make

their way to the property, they present a "huge problem" for El Sur Ranch, attorney Mark Blum said.

"Trespassers greatly interfere with the ranch's cattle operation," Blum said. "They cut fences and leave gates open, allowing cattle to get on the highway. Thankfully, there haven't been any injuries yet, but we're definitely concerned."

For anyone interested in anything about the Ventana Wilderness, the forum on the VWA's website is a great place to start. For more information, visit: [www.ventana-wild.org](http://www.ventana-wild.org). Founded in 1998, the VWA is a non-profit organization dedicated to protecting the wildlands of California's northern Santa Lucia mountain range.

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## GAS LEAK

From page 9A

workers isolated the section of broken main.

While firefighters applied water to stop any sparks from flying or static electricity from accumulating, a gas company worker used a sledgehammer to break two patches of concrete. With access to the line, they clamped it to shut off the gas.

Kastros checked for lingering pockets of the natural gas and, finding none, reopened the street just after 10:30 a.m. Businesses along the block also opened while the repair

work continued.

Crews spent the next few hours fixing the break and patching the sidewalk, according to Meroney.

Before the break, no one knew the line was there, he said, speculating it was installed sometime in the 1970s.

When the city undertakes excavation, it hires a private company, USA Digs, to survey and locate lines so workers can avoid them, but the sidewalk repair was a nonevent.

"We were just setting the form for a small, 2-foot-by-3-foot piece of concrete," Meroney said. "In all my [20-plus] years here, our city crews have never hit anything."

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# Pacific Grove Shopping & Dining

## While town snoozes, city hall's computers are hard at work

By CHRIS COUNTS

THERE ARE few places anywhere that better fit the description of a sleepy town than Pacific Grove. But thanks to an ambitious upgrade to its website, P.G. can also call itself "a city that never sleeps."

From applying for a building permit to scheduling a tee time on the municipal golf course, residents no longer have to stand in line at city hall.

"People can now access city hall seven days a week, 24 hours a day," said Nat Rojanasathira, a computer-savvy intern who works in city manager Ross Hubbard's office. "The changes on the website are really helpful for anyone who can't come down here during normal business hours."

The website — [www.ci.pg.ca.us](http://www.ci.pg.ca.us) — offers a variety of new, interactive features. Perhaps the most interesting addition is a link called "Access Pacific Grove," which serves as sort of a one-stop customer service center for resident requests and feedback ranging from questions and complaints to suggestions and compliments.

"If you have an issue with the city and you would like a response, 'Access' is the place to start," explained Rojanasathira, who has worked for the city on information technology projects since 2003.

"You can create an account to track all the requests you have made," he said. "You can see how each request is being handled and who has responded to it."

Rojanasathira said city government hopes to be able to acknowledge requests within 24 to 48 hours and respond within a week.

"If you want to put in a work order to fix a pothole, you can do it here," he said.

Rojanasathira said he hopes "Access" will "improve our relations with the public and increase the efficiency" of city government.

Another new web feature aims to provide more background information on city council agenda items. The upgrade not only allows anyone to view the city council agendas, but easy-to-follow links lead to detailed staff and city council reports as well.

"The public sees what the city council and our staff see," he said.

A wide variety of forms — from architectural approval permits to board and commission applications — are now just a click away.

"You can fill out the forms online and e-mail them to us," he said.

A user-friendly calendar also takes advantage of new technology, allowing website visitors an opportunity to sort by subject or date. "It includes events and meetings not only within the city, but it includes events and meetings that affect P.G. residents as well," Rojanasathira said.

It is clear from the upgrades that the city is embracing the high-tech revolution.

"We're going to continue to add features," he said. "We want residents to know we really are here for them."

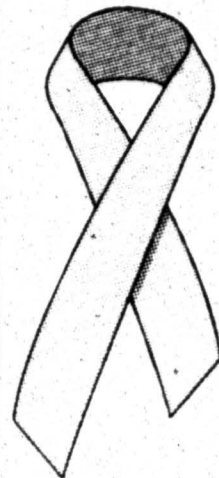


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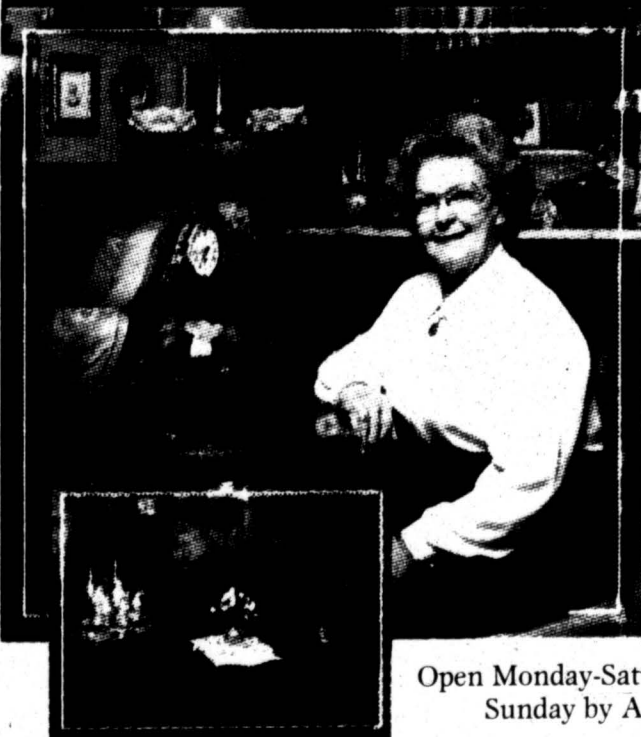
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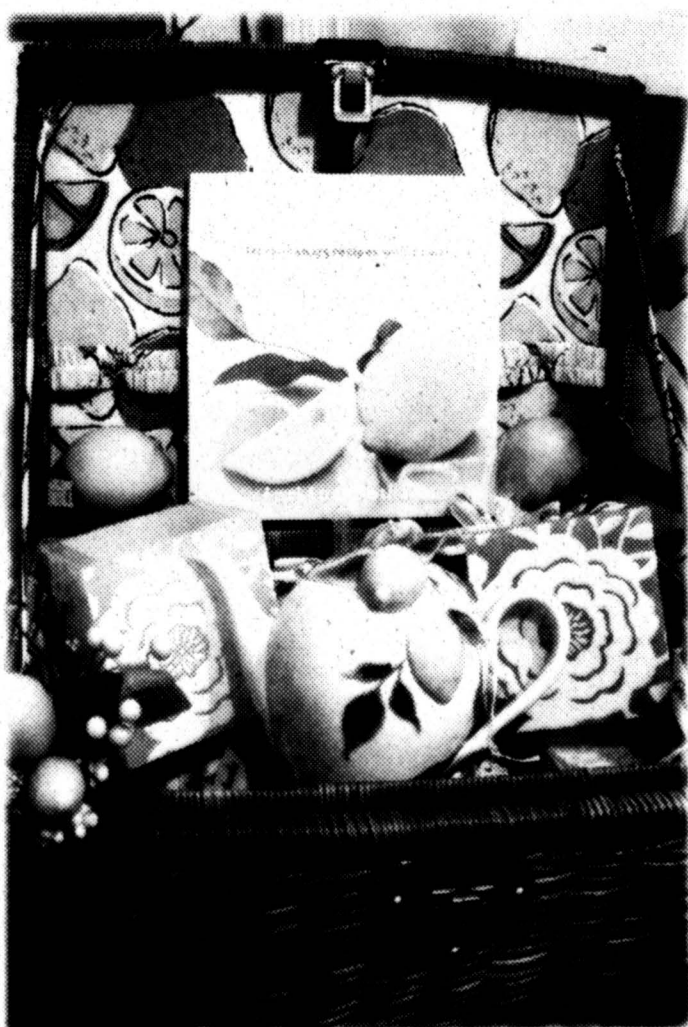
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Issue #1

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Illustrations: Patricia Lee

1

2

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5

6

7

8

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11

12

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## RACES

From page 1A

which hasn't been run in the United States since 1994. Yamaha Motor Co. put up the cash for the work.

The measures are of vital importance to the MotoGP riders, who will be racing machines never before seen on American soil. A decade ago, they competed on 500cc two-stroke motorcycles, but the format changed a few years ago to machines with four-stroke engines as large as 1,000cc. On some of the world's faster tracks with long straights, their speeds exceed 220 mph.

To prepare for the inevitable off-track excursion, concrete barriers were moved as far away from the tarmac as possible to increase visibility through the corners and reduce the likelihood of impact.

At every turn, new gravel traps were built or existing pads were enlarged up to five times their original size.

The work began in January, when the footbridge over Rainey Curve (Turn 9) was moved 150 yards toward the Corkscrew (Turns 8A and 8B); but most of it was completed

during an intensive 45-day push that commenced May 2 after the track's season opener.

Since then, more than 35,000 cubic yards of earth were carved from the hillside on the outside of Rainey Curve, enlarging the 135-foot runoff area to more than 310 feet, according to PR coordinator Ed Nicholls.

The signature Corkscrew — a quickly descending left-right zig zag — now features more runoff area with an uphill slope to help slow a rider's slide in a crash.

At the very fast start/finish stretch and Turn 1, the steep bank on the outside was cut away, and an uphill runoff area was built to slow an off-track rider. Gravel was poured outside the turn, and the gravel bed at the Andretti Hairpin (Turn 2) is nearly four times its original size.

More than 8,500 feet of new Negative Vallenga curbing was installed at every corner along the 2.238-mile circuit, according to Bo Bereskiwsky, MRLS vice president of facility operations and the project's supervisor.

After much of the work was completed, the FIM approved the course for MotoGP use.

Rider representative Kenny Roberts Jr, the American Suzuki racer who won the championship in 2000, also concluded that "barring any freak accidents, Laguna will be a

very safe MotoGP circuit," according to Nicholls.

Tickets to the Red Bull U.S. Grand Prix, an event expected to draw more than 100,000 spectators July 8-10, are available at (800) 327-SECA, [www.laguna-seca.com](http://www.laguna-seca.com) or [www.ticketmaster.com](http://www.ticketmaster.com). For more information on the only American stop of the MotoGP race, visit [www.RedBullUSGrandPrix.com](http://www.RedBullUSGrandPrix.com).

## Motorcyclist impales leg on own bike

A 21-YEAR-OLD Seaside man riding at high speed crashed his motorcycle on Los Laureles Grade Wednesday afternoon, sliding along 50 feet of guard rail and impaling his leg on one of the bike's foot pegs, according to California Highway Patrol Officer Richard Richards.

Peter Olson was wearing a helmet and a leather jacket when he crashed his sportbike around 4:15 p.m., but he only wore jeans and regular shoes, according to Richards. Due to the risks of such accidents and the vulnerability of motorcyclists, protective gear is widely recommended and available, including full leathers and synthetic suits designed to prevent abrasion and absorb shock at impact.

Boots probably would have prevented the serious injury to Olson's calf, which Richards said was the main reason he had to be flown to Stanford Medical Center by CalSTAR helicopter after emergency crews from Carmel Valley and

Salinas Rural fire departments responded to the accident site 2 miles north of the summit. Richards said the foot peg had to be removed from the motorcycle in order to move him.

After the helicopter arrived, the crews cleared the scene. Richards said the CHP is investigating.

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Those who developed the principles underlying this nation's founding were perhaps even more aware of the importance of property ownership. For centuries, only those who inherited land and wealth or those who grabbed it by force ended up owning property. As it became possible for others in society to own property as well, local wars diminished and more of the population lived in freedom and growing wealth.

Philosopher John Locke helped to refine the idea of "natural rights"—and his thinking worked its way directly into the Declaration of Independence written by Thomas Jefferson. Another Virginian, George Mason, wrote the Virginia Declaration of Rights, which his state adopted. Jefferson's words were strongly influenced by the document, in which can be found this remarkable statement: "...that all men are by nature equally free and independent and have certain inherent rights, of which, when they enter into a state of society, they cannot, by any compact, deprive or divest their posterity; namely, the enjoyment of life and liberty, with the means of acquiring and possessing property, and pursuing and obtaining happiness and safety." Questions? Just call Maureen at 622-2565 and visit her website at [www.maureenmason.com](http://www.maureenmason.com).

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† Adult Class at 9 AM † Traditional Service at 10:30 AM

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By CHRIS COUNTS

WHAT IF you held a barn raising, and nobody came?

Steve Thigpen, treasurer and board member for the Monterey County chapter of Habitat for Humanity, knows that sinking feeling.

After utilizing volunteer labor to build 175,000 houses and shelter more than 900,000 people around the globe, the non-profit Habitat for Humanity says it can reasonably claim to be the world's greatest barn raiser, if not the world's largest builder of homes. But in Monterey County, the group's

famously successful home-building efforts have sputtered and stalled, perplexing its most dedicated volunteers.

"The most frustrating thing has been our inability to attract skilled labor," said Thigpen. "We have tried desperately, but with almost no success."

Thigpen and a small but dedicated group of local HFH volunteers believe affordable housing can exist in Monterey County. To prove their theory, they've taken on a project in Marina that has tested the organization's patience and strained its limited resources.

HFH purchased a two-bedroom home at 231 Palm Ave. from the City of Marina in

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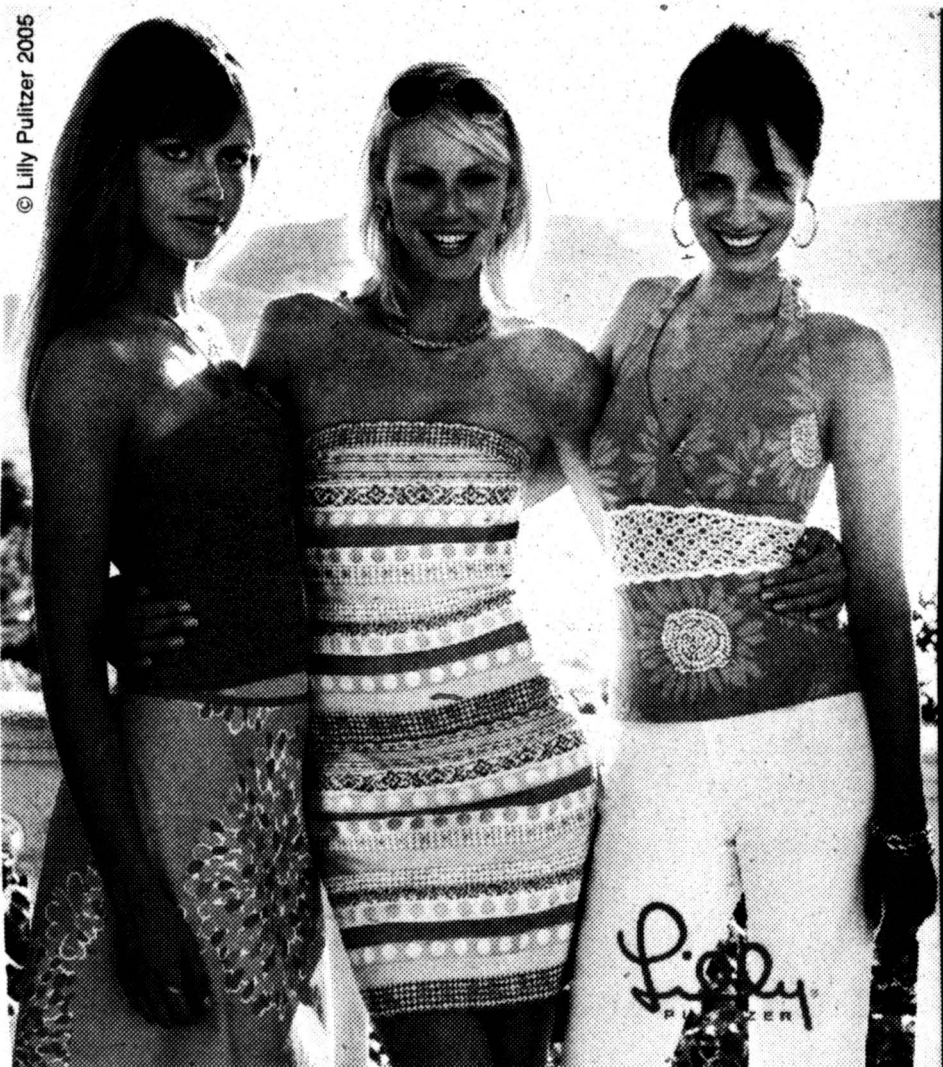
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PHOTO: COURTESY HABITAT FOR HUMANITY

After living in a rented two-bedroom apartment, the four children of David and Heather Sawyer are looking forward to moving into their new three bedroom home in Marina. From left are Duncan, 9, Isabel, 6, Calvin, 4, and Phoebe, 3.

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1999 for the now bargain-basement price of \$100,000. With the purchase came a green light from the city to allow HFH to build up to four houses on the lot. The city also mandated that the group move the existing home to accommodate the widening of Palm Avenue.

HFH decided to move the existing two-bedroom house, build another two-bedroom unit, and relocate to the property a three-bedroom, 1,800-square-foot Pebble Beach home that HFH recently received as a donation. Because the Pebble Beach house needed to be dismantled for the move, it was decided its reassembly would be the first project HFH would tackle.

Confident in its plans, HFH began its search for a lucky homeowner to buy the transplanted Pebble Beach home. After interviewing 37 candidates, the group settled on David and Heather Sawyer. For the Sawyers and their four children, the selection was akin to winning the lottery.

"They were living in a second-floor, two-bedroom apartment," explained Thigpen. "They were paying \$1,200 or \$1,300 a month in rent."

While Thigpen said it is too early to determine the size of the Sawyers' future mortgage payment, he said it should be less than they were paying to rent the two-bedroom apartment and could be as little as a third of the \$2,500 monthly mortgage he estimates a prospective Marina home buyer could expect to pay.

Thigpen said the reduced mortgage "will enable these people to save some money to send their kids to college. They'll live in a nice, solid house. They couldn't have dreamed of a nicer place to raise their family."

As part of the deal, the Sawyers are required to contribute 500 hours of "sweat equity" to the project. According to Thigpen, David Sawyer has donated a significant amount of physical labor, while Heather Sawyer has helped to develop a computer database for the local HFH chapter.

"David is there [at 231 Palm Ave.] every Saturday working on the house," Thigpen said. "They have more than exceeded their 500 hours."

But they're still living in a two-bedroom apartment, mostly because of HFH's inability to attract skilled laborers to finish some of the more technical work, such as the electri-

cal wiring. Also, wet winters have caused enough water damage to significantly delay the project, Thigpen said.

"Plastic tarps are only good for up to 20 mph winds," he said. "After that, they become sails."

Still, Thigpen is thankful for what has been achieved. He said the project never would have come this far without a pleasantly unexpected source of free labor, the Defense Language Institute.

"Sometimes two DLI students will show up, and sometimes 12 will show up," he said. "You'd think these young people would want to beach it on a Saturday, but here they are, doing grunt work."

While HFH is happy to receive financial help, the group does have its share of local benefactors. Thigpen cited Coldwell Banker, Granite Construction, the Harden Foundation and the AT&T golf tournament as local institutions that have contributed generously to HFH's mission.

For Thigpen, the local chapter's future success hinges on finding a source of skilled labor.

"There have to be a few retired contractors out there," Thigpen suggested. "Or how about some big construction company? If they could send a few guys our way, it would be a big help."

**How to help:** Embassy Suites in Seaside will host a fundraising Casino Night Friday, July 15, to help raise money for the local HFH chapter. The event will feature a Texas Hold 'Em poker tournament, blackjack, craps and a roulette wheel. Dinner starts at 6:30 p.m. and the games begin at 7 p.m. For more information about the event, call (831) 622-2575. For general information about HFH, call (831) 422-4928 or visit: [www.habitatmonterey.com](http://www.habitatmonterey.com).

Coldwell Banker real estate is also hosting a raffle to raise funds for Habitat for Humanity. Tickets, which go on sale July 11, will be \$2, with buyers eligible to win 45 prizes, including \$5,000 cash, vacations in Hawaii and a two-night stay at Bernardus Lodge in Carmel Valley. Tickets will be available at all Coldwell Banker offices in Northern California. Winners will be announced Sept. 1. Call (925) 275-3085 for information.



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**FICTITIOUS BUSINESS NAME STATEMENT** File No. 20051499. The following person(s) is(are) doing business as: **CARMEL PILATES OF PERSONAL TRAINING**, 124 Crossroads Blvd., Carmel, CA 93923. **MARCY LYNN CURRY**, 3260 Rio Road, Carmel, CA 93923. **DON LOUIS CURRY**, 3260 Rio Road, Carmel, CA 93923. This business is conducted by a husband and wife. Registrant commenced to transact business under the fictitious business name or names listed above on Sept. 2004. (s) Marcy Curry. This statement was filed with the County Clerk of Monterey County on June 23, 2005. Publication dates: July 1, 8, 15, 22, 2005. (PC703)


**FICTITIOUS BUSINESS NAME STATEMENT** File No. 20051514. The following person(s) is(are) doing business as: **1. GLEN OAKS MOTEL**, Highway 1, Big Sur, California 93920. **2. DORWOOD PARK**, Highway 1, Big Sur, California 93920. **GLEN OAKS MOTEL AND RECREATIONAL PARK, LLC**, a California limited liability company, Highway 1, Big Sur, California 93920. This business is conducted by a limited liability company. Registrant commenced to transact business under the fictitious business name or names listed above on May 3, 2005. (s) Basil Sanborn, Member Manager. This statement was filed with the County Clerk of Monterey County on June 24, 2005. Publication dates: July 1, 8, 15, 22, 2005. (PC704)

Answer to This Week's Puzzle

A	Z	A	L	E	A	A	L	A	B	A	M	A	M	I	L	S	A	P
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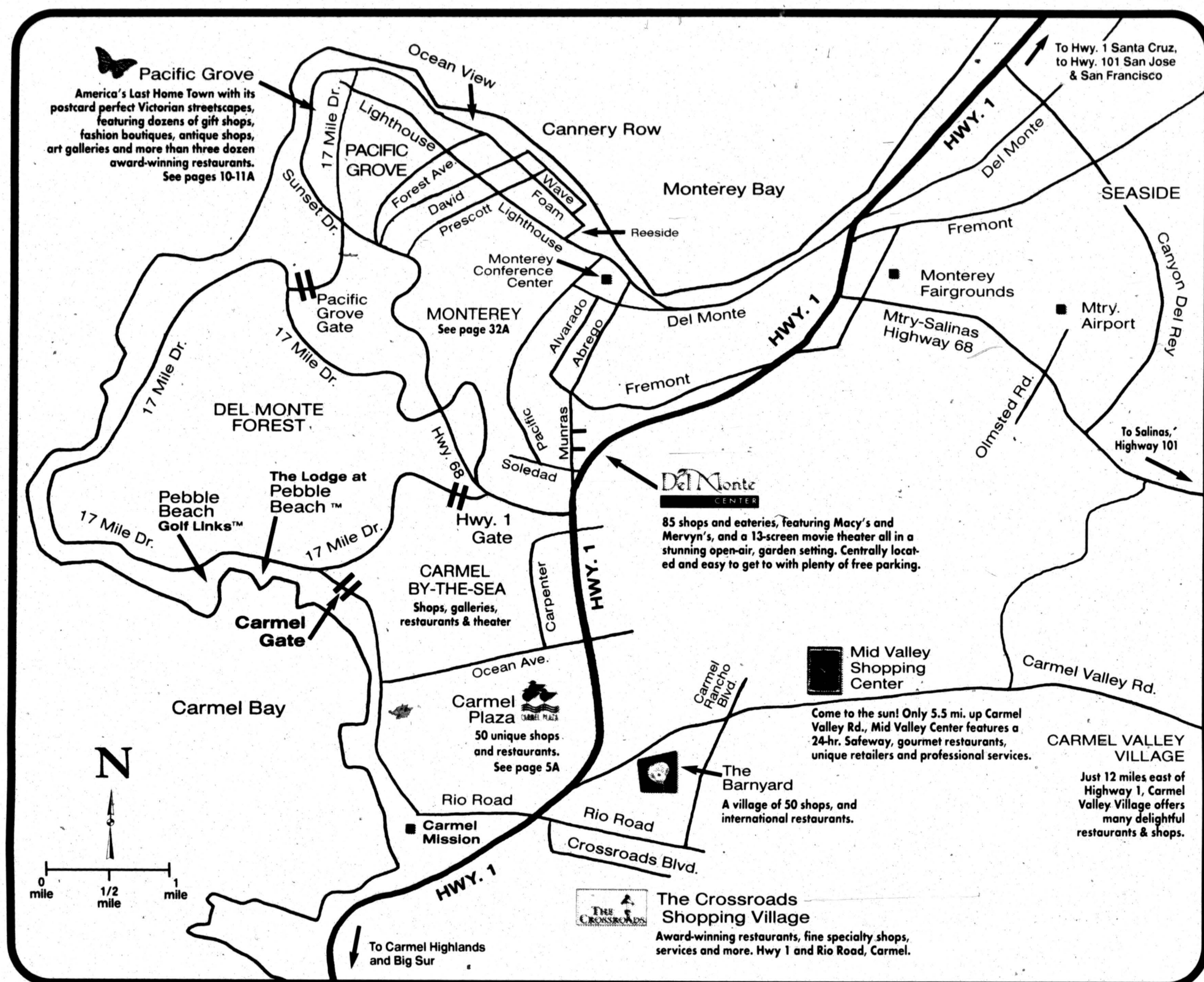


# The Carmel Pine Cone

# This Week

Arts & Entertainment • July 1-7, 2005

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## CARMEL-BY-THE-SEA

### CARMEL MISSION FOUNDERS DAY CELEBRATION

July 1  
See page 3A

## CARMEL-BY-THE-SEA

### FILMS IN THE FOREST THE DUST FACTORY

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## CARMEL-BY-THE-SEA

### FOREST THEATER FILMS IN THE FOREST CAT BALLOU

July 6  
See page 20A

## CARMEL-BY-THE-SEA

### OUTDOOR FOREST THEATER presents

### The King & I

thru July 24  
See page 20A

## CARMEL-BY-THE-SEA

### CARMEL BACH and Beyond FESTIVAL

July 16-Aug. 6  
See page 17A

## Lavish production of 'The King and I'

By AGNES ASH

"THE KING and I," alternately waltzing and stomping across the stage at the Outdoor Forest Theater, marks the 95th season of summer productions in Carmel. Buy a ticket for the Rodgers and Hammerstein classic before Hollywood remakes it as a tsunami disaster movie and erases all memory of the charming period piece set in nineteenth century Siam (which is now called Thailand).

The musical is based on a novel written by Margaret Landon, who drew her plot from the memoirs of Anna Leonowens, a 19th century governess to the King of Siam. It's about a widowed English schoolmistress who goes to Siam to educate the king's children. She strikes a blow for women's rights when she confronts the despotic ruler, who refuses to provide her with a house outside the palace walls.

"The King and I" has a remarkable Broadway history. Dorothy Hammerstein and Dorothy Rodgers pushed their husbands into creating the Broadway hit, although Landon's book had already been adapted ten years before as a movie starring Rex Harrison and Irene Dunne. Gertrude Lawrence added her theatrical clout by promising to play Anna, and the legendary team went to work, opening the musical on Broadway in 1951.

Yul Brynner, an unknown dancer-actor auditioned as a walk-on and won the leading role as the king. His wide-legged stance, bare chest and bald head defined the role. Brynner played the part 4,600 times on

stage. His last performance on Broadway, just before his death in 1985, came after a national farewell tour.

The Rodgers and Hammerstein classic has its moral messages and the Forest Theater group tells them well — the dominating man against the defiant woman; the democratic western world against the autocratic eastern culture, rebellious children against domineering parents. These timeless conflicts are explored and resolved without losing the main purpose of a musical, which is to entertain and send the audience home humming a hit tune.

Gracie Moore Poletti, as Anna, moves gracefully around the stage in her hoop skirts, defining the era in which the musical is set. The rest of the cast is in harem outfits or ballooning pantaloons. Poletti has a commanding voice, and Hammerstein would approve of her articulation of his enchanting lyrics. Her greatest audience pleaser is, "Shall We Dance?"

Steve Poletti as the king never gets in her way. He's adequately domineering and the macho stance is amusing. However, he doesn't convincingly project the character of a man who harshly uses omnipotent authority but seemingly shows great affection for his 67 children. For example, when Poletti, as the king, benignly pats one of them on the head, he appears to be holding back to avoid getting stuck in the hairspray. His soliloquies aren't rhythmical and that's important because the piece has no melody. Poletti, however, deserves high marks for moving the plot along and standing up to inevitable com-



Steve Poletti plays the King of Siam — the 'King and I' role perfected by Yul Brynner, who played the part 4,600 times on stage — while Gracie Moore Poletti is Anna in the Forest Theater Guild's staging, running through July 24.

## Dining Around the Peninsula

CARMEL	
Christopher's on Lincoln	23A
da Giovanni	25A
Flaherty's	24A
Hog's Breath	7A
Il Fornio	24A
Sushi Heaven	23A

CARMEL HIGHLANDS	
Pacific's Edge	
at Highlands Inn	24A

CARMEL VALLEY AND MOUTH OF THE VALLEY	
La Flor de Oaxaca	25A
Lugano at The Barnyard	22A
Mountain Mike's	25A
Village Fish House	22A
Wills Fargo	25A

PACIFIC GROVE	
Fandango	11A
Holly's Lighthouse Cafe	11A
Joe Rombi's	24A
Max's Grill	10A

MONTEREY	
Cabo's	23A
Francisco's	32A
Isabellas at Wharfside	23A
Monterey Fish House	22A
Monterey Joe's	22A
Old Fisherman's Grotto	23A
Siamese Bay	32A
Steakhouse Sixty 8	25A

See KING & I page 17A



## KING & I

From page 17A

parisons. He is, after all, playing against the audience's memories, following great acts by Rex Harrison, Alfred Drake, Ben Kingsley and Rudolf Nureyev in addition to Yul Brenner's movie version.

Corey-Lim Beckwith, who plays Tuptim, the Burmese girl sent to Siam as a gift to the king, probably has the best voice in the cast, and she bravely runs it up as high as it will go. She was hesitant in the first act. But she warmed up after intermission and was confidently hitting and holding difficult high notes. Beckwith has appealing stage presence, although Grace Poletti's greater stage poise gave her the edge in scenes played together.

The children in the cast were engaging, especially when, groveling in the king's presence, they fell to their knees, touched foreheads to the ground and bounded up dexterously when commanded to rise. All were exceptionally well rehearsed as an ensemble. Director Phyllis Davis ordered up the proper measure of "enchanted," avoiding an overdose of "cute."

The lavish production was skillfully directed throughout, not an easy job with such a large cast of varied talent and experience. Among the many juveniles in the cast, Kane Sage as Prince Chululongkorn, the King's heir apparent, is a standout. So is Jor-el Vaasborg, who plays Anna's son with proper British decorum and then, in a dance number, gets down on all fours and doubles as a scientific sniffing dog.

The highlight of the evening, warming the audience more effectively than the smoking fires burning vigorously at both ends of the stage, was a number called, "The Small House of Uncle Thomas," a parody of Uncle Tom's Cabin. Anna and her pupils present the song as entertainment for a visiting representative of the British

Government. It also serves to remind the king that Anna wants a house of her own. The choreography by Sherri S. Beck is amusingly childlike and full of energy and when Eliza, played by Shanae Fuentes, nimbly hops from ice flow to ice flow, the movement never approaches slapstick, although it evokes waves of laughter.

Sam Given shows he's a gifted dancer when, as Simon of Legree, he pantomimes the demonic slave owner pursuing Eliza. Given manages the dual role of Tuptim's young Burmese lover, Lun Tha, but his voice wasn't mature enough for the duet, "We Kiss in a Shadow."

Kim Thomasen is the angelic Little Eva. The same smash-hit number also makes good use of talented Tia Torrez as Topsey and Tami Garcia as the Buddha who saves them all.

Ron Cacas as the king's aide and Mitchell Davis as Captain Orton bound onto the stage in the first scene, winning immediate audience approval, but the 17-piece orchestra, led by Don Daily, plays the uplifting score hidden behind trellises. The sound comes through, but a musical prompt is occasionally missed because singers can't see the conductor.

As is standard procedure for Forest Theater Guild performances, scenic design by Carey Crockett, costumes by Adrienne Wellisch and lighting by R. J. Wofford are outstandingly professional and imaginative.

Thailand, once upon a time known as Siam, was devastated by the Tsunami catastrophe, but according to all reports, the ebullient Thais are reclaiming their paradisiacal homeland. "The King and I" captures the buoyant fun-loving nature of the country as it was a hoop-skirted-century ago and as it will be soon again.

*The King and I* plays Thursdays, Fridays, Saturdays and Sundays through July 24. Visit [www.foresttheatreguild.org](http://www.foresttheatreguild.org) for tickets.



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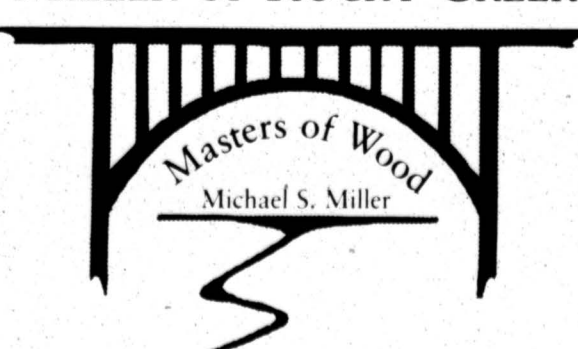
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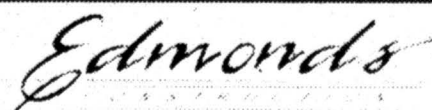
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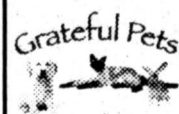
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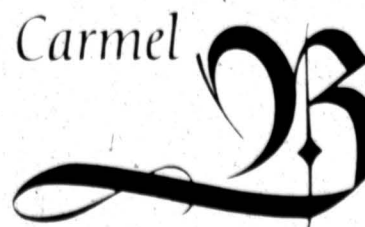
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# Esalen arts festival features gospel singers, samba dancers and more

BY CHARYN PFEUFFER

ESALEN INSTITUTE kicks off its 2nd Annual Interactive Celebration of Diversity Festival July 1. The event is a seven-day creative extravaganza featuring interactive workshops, exhibits, performances, special presentations and art installations with gospel singers, circus folk, samba drummers and dancers, puppeteers, independent film makers, poets and improv actors. This year's theme is The Dreaming Universe, which expresses the purpose of the festival — to celebrate, build, embrace and inspire audiences

through the magic of cultural creativity. "I don't know of any festival that covers such a wide variety of artistic modalities," commented Jayson Fann, creative director of the Esalen Arts Festival.

Locals can get a taste of the festivities at an open-to-the-public celebration July 6 — the Day of Multicultural Festivity — featuring outstanding world performers in music, dance, spoken word, and circus entertainment, including live performances by acclaimed percussionist Aírto Moreira, Vernon Bush of the Glide Memorial Gospel Choir, as well as New Orleans jazz trumpeter and poet Hannibal Lokumbe. Middle Eastern and Persian dancer Miriam Peretz, the Selah Belly Dancing Troupe, the Snake Trio (Latin Jazz with a cool Venezuelan Twist) and others will also be performing. Attendees are invited to participate in a samba parade, explore installations throughout the property, enjoy the natural hot spring baths and devour an Esalen dinner. The event starts at 2 p.m. and will continue until 11 p.m. Tickets are \$65, include all performances and dinner, and can be purchased at [www.esalen.tix.com](http://www.esalen.tix.com), by calling (800) 595-4849, or in person at the Esalen gate. For more information about the workshops, please visit [www.esalen.org](http://www.esalen.org) or call (831) 667-3005.



PHOTO/COURTESY ESALEN INSTITUTE

A week-long Festival of Diversity at Big Sur's Esalen Institute that begins Friday will include workshops, live performances, a samba parade and a chance to experience Esalen's famed hot spring baths.

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SAT- JULY 9

Local authors Gary Breschini, Mona Gudgeon and Trudy Haversal have joined together for **Images in America: Early Salinas**. They will be discussing this book, which shows the rich history of Salinas through historic photographs. A signing to follow.

In the Bookshop 2 p.m.

SAT- JULY 9

Author Dharma Singh Khalsa will be speaking about his new book **The New Golden Rules: An Essential Guide to Spiritual Bliss**. A signing will follow.

In the Bookshop 3:30 p.m.

Hours: Mon.-Sun. 10-6pm

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Chef Arturo Moscoso will prepare the four-course dinner that will be a combination of Antinori family recipes as well as recipes inspired by Chef Moscoso's recent visit to Tuscany. Dinner will be paired with Albiera's handpicked selection of magnum bottles from the Pèppoli cellar.

Cost for dinner is \$150 inclusive of tax and gratuity. Reservations are required and can be made by calling Pèppoli at (831) 647-7433 or Spanish Bay Guest Services at (831) 647-7500.



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By Margot Petit Nichols

**ABBY COX**, 5, a very chocolaty chocolate Lab, is to the water born, so to speak. She swims as far out in Carmel Bay as Dad Lee and Mom Marilyn will let her, paddles in the Deschutes River near her second home in Bend, Ore., and best of all, luxuriates in her 84-degree swimming pool at home in Carmel. At least there she doesn't have to look out for rogue waves, kelp, or geese.

She loves to travel, and on trips to Oregon every two months or so, she sleeps most of the way but springs into action when the family stops in Redding at her favorite In-N-Out Burgers. She just loves those fresh, wholesome ingredients.

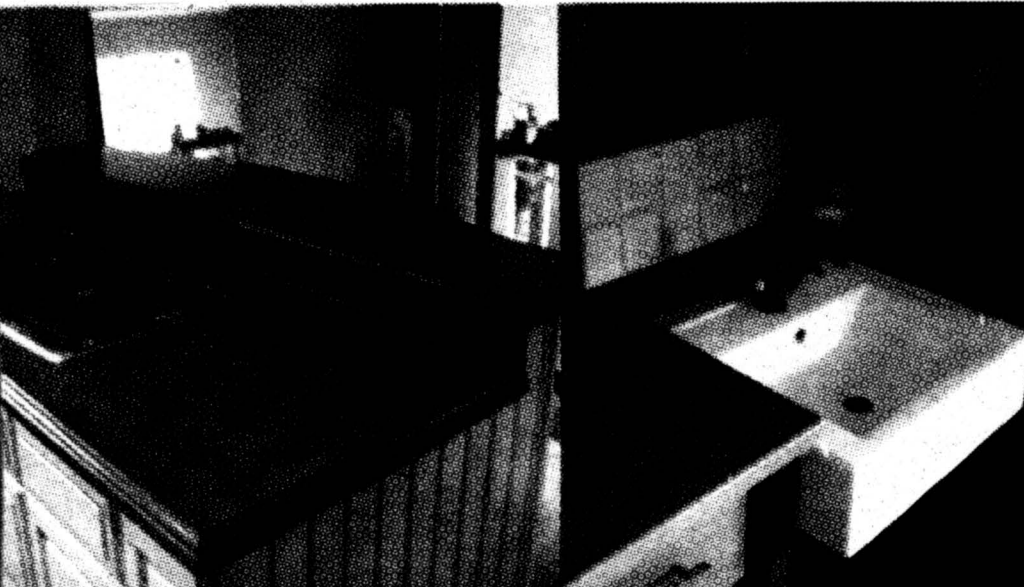
Her best friend on Carmel Beach is Tibetan terrier Molly Flamme, a Sandy Claws alumna. Abby's boyfriend of several years, Cogie Nelson, a yellow Lab, and good friends Archie and Kramer Melrose, golden retrievers, meet frequently at Caffe Cardinale to share water bowls while the moms and dads sip lattes.

The only trouble Abby's gotten into is related to her penchant for gulping things down whole: She found a leather glove on the beach one day, and when Mom and Dad tried in vain to wrest it from her tenacious grip, she swam far out in the bay to foil their attempts, and swallowed it whole. A veterinarian made her cough it up —



intact. She once swallowed a pot holder whole in her kitchen, too. Mom and Dad don't know why she does that but feel it's related to her favorite game of Keep Away.

Abby sleeps in a crate in her parents' bedroom, which she has made into a comfy nest. Mom and Dad won't let her sleep with her favorite squeaky toy in case she gets any ideas in the night about gulping that down, too.

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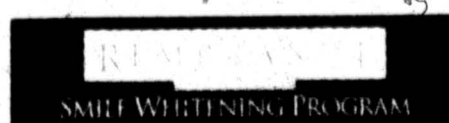
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RWE



# Food & Wine

## Couple harnesses magic of stomach-setting, miracle root

By CHARYN PFEUFFER

*"Rather one bite of ginger than a basketful of gold."*

Chinese Proverb

IT'S ONE of the most famous drives in the world. But if you're like me, even the

prospect of a trip down Highway 1 through Big Sur is enough to make your stomach queasy. And when you actually get on the road, the erratic driving skills of summertime tourists (Use the pull-outs, pretty please!), added to the seemingly never-ending twists and turns, make carsickness inevitable. So, whenever I'm on the verge of

a most unbecoming shade of green, I turn to what has become an essential weapon in my auto and air travel arsenal: Ginger Soother.

It's well known that ginger is effective in easing motion sickness. And Ginger Soother — a blend of Chinese yellow ginger, honey, lemon and natural flavors made by Monterey-based ginger gurus Bruce and Abbie Leeson — is just one of about 80, many award-winning, ginger-centric products created by their local brand, The Ginger People, from their parent company Royal Pacific Foods.

"The key ingredients are fresh ginger juice, (produced in Salinas), lemon and honey from California," said Abbie. "People really like it."

Her niche company, with a local staff of just 10, brings 40-foot containers of ginger to its Salinas juicing facility from different

farms around the world, depending on the flavor profile a customer is looking for.

"We press the fresh ginger, put it in 5-gallon pails and pasteurize it, freeze it, sell it or use it for our soother or ginger beers," said Abbie. "We are also organically certified and process organic juice for two major brands."

Most of what they press is called yellow ginger. "It's got a nice, strong, consistently sweet flavor," she said.

Abbie got her start in the food industry at the age of 16, packing pears in Mendocino County during the summers. "I still love pears," raved the statuesque blonde dynamo. "I have pear art all around my house."

Next, she got involved with the almond business. "I'm still a big almond fan," said Abbie who worked for Blue Diamond in Sacramento. "I still tell people to eat their

*Celebrating 10 years*

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# Food & Drink

five almonds a day and keep cancer away," she said. While in the nut industry, she met her husband, Bruce, who was in charge of sales and marketing for MacFarms of Hawaii — a major macadamia producer.

Striking out on his own, Bruce started Royal Pacific Foods in Sacramento. The couple moved to the San Francisco Bay area and then to the Monterey Peninsula. "We're done moving, because we really like it here," said Abbie.

It's been nearly 20 years since Bruce and Abbie set out to gather the finest ginger products from around the world. The search first led them to Australia, Bruce's native country and home of what the duo considers the world's best candied ginger. The journey continued to the South Pacific, Africa, Asia and Central and South America, and after two decades, they've become the largest manufacturer and leading brand of ginger products in North America, with factories in Australia and California. From the finest crystallized ginger made in Australia to premium fresh Hawaiian ginger, they've

discovered the very best of the best. "Ginger doesn't grow in continental 48 states," explained Abbie, "So if there is something we can't get or make here in California, we bring in products, mainly from Australia, China and Indonesia."

In addition to making a mouth-watering line-up of sweets, sauces, beverages and baking ingredients, the Leesons provide bulk ingredients to large food and beverage manufacturers, which put ginger into products you wouldn't even know. "For instance, we're in a very well-known apple juice product, and we're just listed as 'spices,'" said Abbie. "A lot of times, ginger is an accent flavor, meant to lift the flavors of other ingredients," she added. The Ginger People also embrace ginger's healthful properties. As an antioxidant, ginger can bring many benefits. It's also helpful with alleviating nausea, relieving arthritis and indigestion.

Despite a rapidly growing nationwide presence, thanks in part to success at food shows like the Natural Food Expo and

the upcoming International Food And Confection Show in New York, the Leesons are very much involved with their local customers. "For the local part of the business, one of us just jumps in the car and makes deliveries to places like the

See **GINGER** page 24A



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July 1 (Friday)

**Artist Reception—Terese Garcia**

6:30-8:30 pm FREE

A Monterey Peninsula resident since 1992, Terese uses "nature" to guide her. This month's show is an example of her philosophy of life. Join us—be inspired! Refreshments will be served.

July 12 (Tuesday)

**Recipe for Financial Success—Smart  
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6:00-7:30 pm \$10 Includes buffet supper

This motivational seminar is both fun & educational & was developed by Van Kampen on an exclusive basis with David Bach, author of the New York Times Best Selling Book of the same name. Your instructor is Patrick Kenedy, Edward Jones Investment Representative.

July 21 (Thursday)

**Nine Around the Table—Summer Dinner  
with Friends**

6:30-9:00 pm \$35 Kristina Westphal

This hands-on cooking class is as fun as it is delicious! Join this dinner party of nine, where we'll prepare a fabulous feast, then sit back & enjoy the fruits of our labor while sipping a glass of wine. Summer is the time for backyard entertaining. This menu assures a great time together, whether your backyard is on the beach or under the trees. Menu: Cool Summer Sippers • Starter—Spoon of the Summer • Vertical Heirlooms • Grill Trio—Fillet, Skirt & Flank • Spicy Summer Slaw • Assorted Ice Cream Sandwiches

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# Food & Wine

## GINGER

From page 23A

Carmel Cheese Shop," says Abbie.

As we extolled our mutual love for the cheese shop at Carmel Plaza, Abbie had an ah-ha moment about one of her products. "Take a piece of their Old Amsterdam Gouda, which is to die for. Slice some really thin pieces of pear and spread just a little bit of our candied ginger puree on top. Those three flavors together are really good. It's a great hors d'oeuvre, and you can dress it up to make it look really elegant," she gushed. Obviously, there are countless creative culinary uses for ginger, and The Ginger People are having a blast making this ingredient a mainstream staple.

Some of Abbie's personal favorites include:

■ **Peanut Ginger Chews** — The original version is a pregnant woman's best friend, but this chewy peanut variety takes candy to a tasty new level.

■ **Ginger Wasabi Sauce** — The formula was recently changed to pump up the heat.

"Most of our stuff is loaded with ginger, but this sauce was a bit insipid. You've got to love what you sell, so we were, like, let's do something to heat it up. Now we love it," said Abbie.

■ **Ginger Sesame Vinaigrette and Marinade** — The #1 selling sauce has plenty of slivers of ginger and toasted sesame seeds. "You don't need very much. If a product is really loaded with flavorful ingredients, and water isn't the first ingredient, you can use just a little bit," she noted.

■ **Ginger Juice** — Naturally pressed, these drops of nectar will heat up tea, stir-fry, salad dressings, soups, sauces and fish dishes.

### Recipes

#### GINGER PAPAYA SALSA

Abbie just made this recipe for dinner the other night and had leftovers in her fridge. She said, "It's amazing," although she recommends using one scotch bonnet instead of two. Also, she takes the liberty of substituting coconut milk when coconut juice isn't available. Recipe compliments of Mark Miller of Coyote Cafe, Red Sage.

#### Ingredients

2 ripe papayas, seeded and cubed (or substitute with mango)  
1/4 cup Ginger People Crystallized Ginger Chips, minced finely  
2 Scotch bonnet or habañero chilies, seeded  
1/3 cup dark rum  
1/3 cup fresh lime juice  
1/4 cup coconut juice or Coco Lopez  
1/2 teaspoon salt  
2 1/2 teaspoons honey  
1/8 teaspoon cardamom  
1/8 teaspoon anise  
1/8 teaspoon clove  
Pinch nutmeg  
Pinch cinnamon

This easy, yet impressive salsa is wonderful over grilled halibut or sea bass. Instructions: Combine papaya or mango with crystallized ginger chips. Set aside. Combine the rest of the ingredients in a blender. Puree just until smooth, about one minute. Pour into a saucepan. Add papaya and ginger. Bring to a boil. Simmer gently for 10 minutes. Remove from heat and allow to cool.

Note: Salsa will keep refrigerated for four to six weeks.

Yield: 2 cups.

#### GINGER SESAME COLESLAW

##### Ingredients

4 cups shredded green cabbage  
1 cup shredded red cabbage  
1 cup snow peas, thinly sliced on the diagonal  
1/2 cup shredded carrot  
3 green onions, thinly sliced  
1/4 cup chopped fresh cilantro

5-6 tablespoons Ginger Sesame Vinaigrette

1/3 cup salted roasted peanuts

Note: Substitute packaged coleslaw mix from the produce section of the supermarket when you don't have time to prep veggies yourself.

In a large bowl, combine cabbages, peas, carrots, green onion and cilantro. Add vinaigrette and toss to mix well. Top with peanuts.

Get The Ginger People products locally at: 5th Avenue Deli & Catering, Carmel Bay Company, Carmel Cheese Shop, Earthbound Farm, Nielsen Bros. Market, Whole Foods. Contact (800) 551-5284 or click [www.gingerpeople.com](http://www.gingerpeople.com)

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ALBIERA ANTINORI, daughter of Marchesi Piero Antinori, one of Italy's most esteemed of winemaker families, will raise a toast to the unparalleled cuisine of Northern Italy at the annual Antinori Dinner, 7 to 9:30 p.m. at Peppoli Restaurant at The Inn at Spanish Bay. Chef Arturo Moscoso will prepare the four-course dinner that will be a combination of Antinori family recipes as well as recipes inspired by Chef Moscoso's recent visit to Tuscany. Dinner will be paired with Albiera's handpicked selection of magnum bottles from the Peppoli cellar.

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# Food & Wine

## ARTIFACTS

From page 1A

of Europeans on the Monterey Peninsula.

While such mortars are located throughout Monterey County, few exist at such a well-traveled destination as Carmel River Beach.

"All over this region we find bedrock mortars," explained archaeologist Sue Morley, who teaches anthropology at California State University Monterey Bay. The holes represent "the way indigenous people processed their food."

The existence of the artifacts is adding to the factors the county public works department has to juggle as it figures out the best way to drain the Carmel River Lagoon every year.

### The sun shines on a buried past

For decades, public works breached the southern section of the sandbar holding back the lagoon, quickly draining it and preventing flooding of nearby homes. But last December, the agency tried a different strategy and breached farther north — not far from Scenic Road — to accommodate concerns of the National Marine Fisheries Service that cuts to the south were draining the lagoon too quickly, sweeping young steelhead out to sea.

The northerly breach also caused serious erosion of the bank that supports Scenic Road as immense amounts of sand were swept out to sea. The erosion also temporarily exposed the mortars, which were carved by Native Americans in the underlying granite. On May 2, in an effort to stabilize Scenic Road and a landmark cypress, public works used bulldozers to push sand up against the eroding banks, burying the mortars.

At the time, local Native Americans

expressed concern that bulldozers could harm the artifacts, but interim public works director Ron Lundquist said there was no reason to worry.

"We were very careful not to cause any damage to the mortars," explained Lundquist. "When we're pushing sand uphill, we're riding on a layer of sand."

Lundquist said this wasn't the first time his agency needed to be aware of the mortars.

"In 1995, we had a very similar situation," he said. "We had to push sand over the top of the bedrock and we needed to make sure we weren't cutting into anything."

### What the past means to those living in the present

Despite a busy winter and spring of bulldozer activity, Morley believes the mortars are not at risk. She said the caretaker of the artifacts — California State Parks — is well aware of their cultural significance.

"State parks is very concerned about protecting archaeological resources," said Morley, who has lived on the Monterey Bay for nearly 30 years. "I believe we can trust them not to allow a bulldozer to destroy the mortars. I think they know exactly where the mortars are."

Pam Armas, superintendent of the Monterey sector of California State Parks, said her agency has carefully monitored the efforts of public works.

"We treat mortars as a valued cultural resource," she said. "Every time public works is out there with a bulldozer, they notify us. And they have been very sensitive to the mortars."

Morley estimates the now-buried mortars are from 1,000 to 3,000 years old, "but they could be older." Determining precisely which group of Native Americans carved them is impossible due to the complexities of the local tribes and the passage of time.

According to Morley, there are archaeological sites in Monterey County that date back 6,000 to 8,000 years. One site near Scotts Valley in Santa Cruz County is 13,000 years old, she said.

While those who created the mortars clearly lived a simpler existence than our own, Morley said they possessed a rich and vibrant culture.

"They were just as smart as we are," she said. "They had to work with what they had."

They were constrained by their environment, but they also had an intimate knowledge of it."

It was commonly believed mortars were primarily used for grinding acorns, but Morley said that is just a myth. She said they ground edible seeds from a variety of local plants — including chia, clarkia and curly

See ANCIENT page 28A

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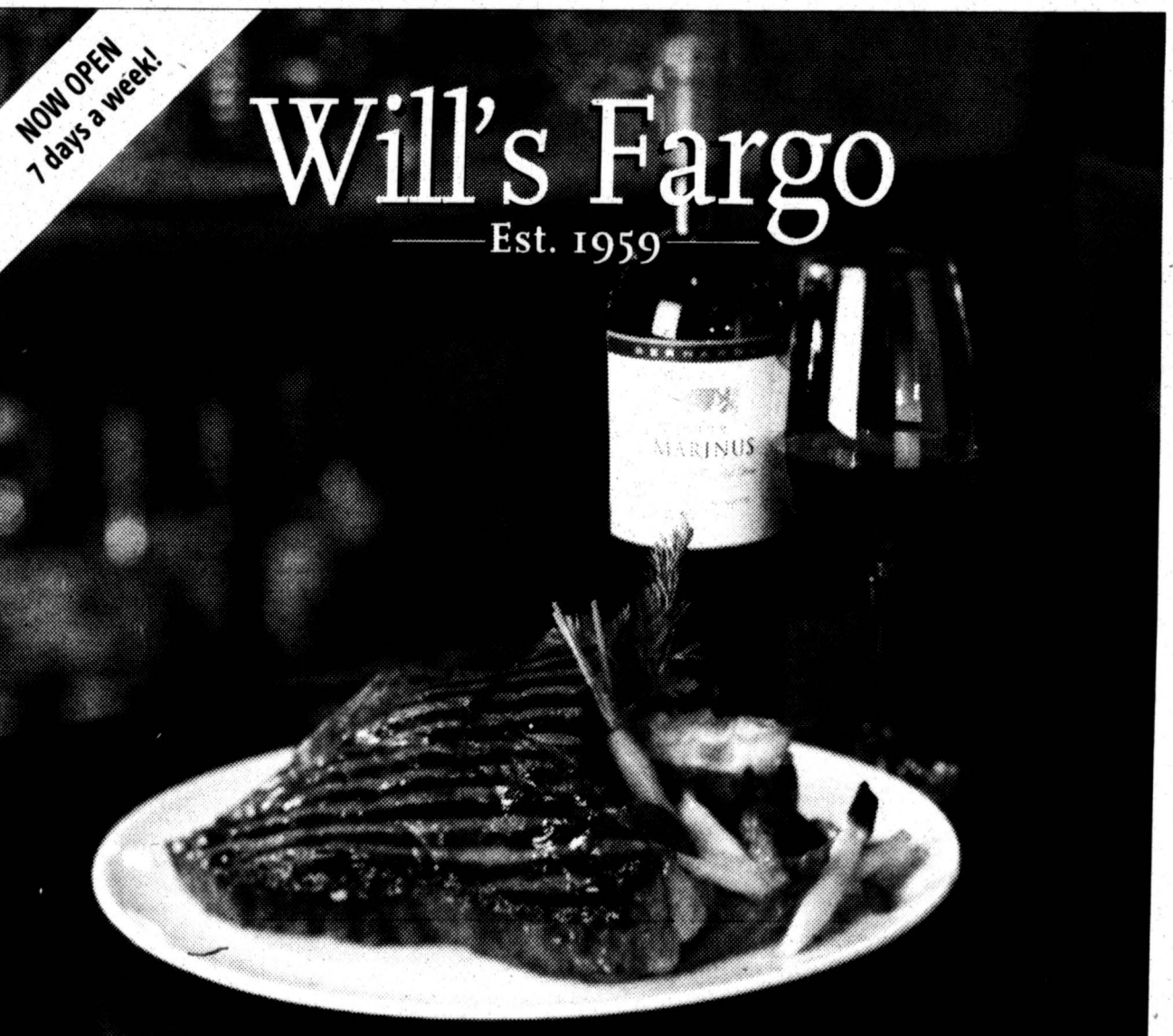
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# PUBLIC NOTICES • PUBLIC NOTICES • PUBLIC NOTICES

## SUPERIOR COURT OF CALIFORNIA COUNTY OF MONTEREY

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. M74514.

TO ALL INTERESTED PERSONS: petitioner, JESSICA JANET FAVILA, filed a petition with this court for a decree changing names as follows:

**A. Present name:**  
RAFAEL ISIAH GUITERREZ JR.  
**Proposed name:**  
ISIAH BRYAN FAVILA

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

**NOTICE OF HEARING:** July 15, 2005, at 9:00 a.m., Dept.: TBA. The address of the court is 1200 Agujito Road, Monterey, CA 93940.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Carmel Pine Cone, Carmel.

(s) Hon. Michael S. Fields  
Judge of the Superior Court  
Date filed: May 23, 2005.  
Clerk: Lisa M. Galdos

Publication dates: June 10, 17, 24, July 1, 2005. (PC605)

## FICTITIOUS BUSINESS NAME

STATEMENT File No. 20051336.

The following person(s) is(are) doing business as: **RED DOT LADY**, 315 Melrose St., Pacific Grove, CA 93950-3824. **PEGGY'S AMERICAN FINE ART & FURNISHINGS LTD.**, 315 Melrose St., Pacific Grove, CA 93950-3824. This business is conducted by a corporation. Registrant commenced to transact business under the fictitious business name or names listed above on N/A. (s) Margaret Wurts, President. This statement was filed with the County Clerk of Monterey County on June 6, 2005. Publication dates: June 10, 17, 24 and July 1, 2005. (PC609)

## STATE OF WISCONSIN MARQUETTE COUNTY CIRCUIT COURT

**DEFENDANT:**  
**MARIO GUARISO**

314 Cedar Street  
Pacific Grove, CA 93950

### PUBLISHED NOTICE CASE NUMBER 05 SC 62

You are being sued by DENNIS DANIELS d/b/a DANIELS BROTHERS TREE TRIMMING AND REMOVAL, in small claims court. A hearing will be held at the Marquette County Courthouse, 77 W. Park Street, Montello, Wisconsin, on June 28, 2005 at 10:30 a.m.

If you do not appear, a judgement may be given to the person suing you. A copy of the claim has been mailed to you at the address above.

Attorney Donna Cacic Wissbaum  
5 E. Park Street, PO Box 100  
Montello, WI 53949  
Publication dates: June 10, 17, 24, 2005. (PC610)

## FICTITIOUS BUSINESS NAME

STATEMENT File No. 20051169.

The following person(s) is(are) doing business as: **PAWPRINTS JEWELRY**, 898 Canterbury St., Salinas, CA 93906. **LINDA SUE ROBERTS**, 898 Canterbury St., Salinas, CA 93906. This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on Sept. 2004. (s) Linda Roberts. This statement was filed with the County Clerk of Monterey County on May 13, 2005. Publication dates: June 10, 17, 24 and July 1, 2005. (PC611)

## SUPERIOR COURT OF CALIFORNIA COUNTY OF MONTEREY

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. M74535.

TO ALL INTERESTED PERSONS: petitioner, DOROTHEE IRENE HARTLEB, filed a petition with this court for a decree changing names as follows:

**A. Present name:**  
DOROTHEE IRENE HARTLEB  
**Proposed name:**  
DOROTHEE IRENE CRAWFORD

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

**NOTICE OF HEARING:** July 15, 2005, at 9:00 a.m. The address of the court is 1200 Agujito Road, Monterey, CA 93940.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Carmel Pine Cone, Carmel.

(s) Hon. Robert O'Farrell  
Judge of the Superior Court  
Date filed: May 31, 2005.  
Clerk: Lisa M. Galdos

Publication dates: June 10, 17, 24 and July 1, 2005. (PC612)

## FICTITIOUS BUSINESS NAME

STATEMENT File No. 20051288.

The following person(s) is(are) doing business as: (1) **VALLEY PARTNERS**; (2) **CARMEL VALLEY LAND**

## PARTNERS.

312 W. Carmel Valley Rd., Carmel Valley, CA 93924. **JON SUTHERLAND**, 550 W. Carmel Valley Rd., Carmel Valley, CA 93924. This business is conducted by an unincorporated association other than a partnership. Registrant commenced to transact business under the fictitious business name or names listed above on Jan. 1, 2005. (s) Jon Sutherland. This statement was filed with the County Clerk of Monterey County on May 27, 2005. Publication dates: June 10, 17, 24, July 1, 2005. (PC614)

## FICTITIOUS BUSINESS NAME

STATEMENT File No. 20052247.

The following person(s) is(are) doing business as: **JOURNEYS #1153**, 1558 Northridge Mall, Salinas, CA 93906. **GENESCO INC.**, 1415 Murfreesboro Road, Nashville, TN 37217. This business is conducted by a corporation. Registrant commenced to transact business under the fictitious business name or names listed above on Oct. 28, 2000. (s) Roger G. Sisson, Vice President. This statement was filed with the County Clerk of Monterey County on June 1, 2005. Publication dates: June 10, 17, 24, July 1, 2005. (PC615)

## FICTITIOUS BUSINESS NAME

STATEMENT File No. 20051379.

The following person(s) is(are) doing business as: **PERIGORD TOURS**, 2 Dearnemead Place, Carmel Valley, CA 93924. **MARIE VOURVOULIS**, P.O. Box 431, Carmel Valley, CA 93924. This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on June 1, 2005. (s) Marie Vourvoulis. This statement was filed with the County Clerk of Monterey County on June 9, 2005. Publication dates: June 17, 24, July 1, 8, 2005. (PC618)

## FICTITIOUS BUSINESS NAME

STATEMENT File No. 20051366.

The following person(s) is(are) doing business as: (1) **STANDARD PACIFIC**; (2) **STANDARD PACIFIC HOMES**; (3) **STANDARD PACIFIC OF NORTHERN CALIFORNIA**, 15326 Alton Parkway, Irvine, CA 92618. **STANDARD PACIFIC CORP.**, Delaware, 15326 Alton Parkway, Irvine, CA 92618. This business is conducted by a corporation. Registrant commenced to transact business under the fictitious business name or names listed above on Dec. 31, 1991. (s) Clay A. Halvorsen, Executive Vice President. This statement was filed with the County Clerk of Monterey County on June 8, 2005. Publication dates: June 17, 24, July 1, 8, 2005. (PC620)

## NOTICE OF APPLICATION TO

SELL ALCOHOLIC BEVERAGES.

Date of Filing Application: June 9, 2005

To Whom It May Concern:

The Name of the Applicant is:

**FRESH ORGANICS INC**

The applicants listed above are applying to the Department of

Alcoholic Beverage Control to sell alcoholic beverages at:

**26135 Carmel Rancho Blvd.****Carmel, CA 93923**

Type of license:

**20 - Off-Sale Beer and Wine**

Publication dates: June 17, 24, July 1, 2005. (PC622)

## FICTITIOUS BUSINESS NAME

STATEMENT File No. 20051397.

The following person(s) is(are) doing business as: **B. WARE**, Carmelo bet 9th & 10th, P.O. Box 3404, Carmel, CA 93921-3404. **MARY BETH HARRIS**, Carmelo bet 9th & 10th, Carmel, CA 93921-3404. This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on Feb. 1, 1999. (s) Mary Beth Harris. This statement was filed with the County Clerk of Monterey County on June 10, 2005. Publication dates: June 24 and July 1, 8, 15, 2005. (PC623)

## FICTITIOUS BUSINESS NAME

STATEMENT File No. 20051395.

The following person(s) is(are) doing business as: **PENINSULA HOME THERAPY**, 25 Lilac Lane, Carmel Valley, CA 93924. **WINDSOR SHANE BUZZA**, PT, 25 Lilac Lane, Carmel Valley, CA 93924. **ELIZABETH BRODEN BUZZA**, CMP, 25 Lilac Lane, Carmel Valley, CA 93924. This business is conducted by a husband and wife. Registrant commenced to transact business under the fictitious business name or names listed above on Aug. 1, 1998. (s) Windsor S. Buzza. This statement was filed with the County Clerk of Monterey County on June 10, 2005. Publication dates: June 24 and July 1, 8, 15, 2005. (PC624)

## NOTICE OF PETITION

TO ADMINISTER ESTATE

OF MARY MARGARET

STEVENS

Case Number MP 17673

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARY MARGARET STEVENS.

A PETITION FOR PROBATE has been filed by JAMES E. GILMAN in the Superior Court of California, County of MONTEREY.

THE PETITION FOR PROBATE requests that JAMES E. GILMAN be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal rep-

resentative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on July 15, 2005 at 10:30 a.m., Dept.: Probate, in the Superior Court of California, County of Monterey, 1200 Agujito Road, Monterey, CA 93940.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner THOMAS HART HAWLEY, HAWLEY & LLEWELLYN, P.O. Box 805, San Carlos-bet. 7 & 8, Carmel, California 93921. (831) 624-5339. (s) Thomas Hart Hawley, Attorney for Petitioner.

This statement was filed with the County Clerk of Monterey County on June 15, 2005.

Publication dates: June 24, July 1, 8, 2005. (PC625)

## NOTICE OF PETITION

TO ADMINISTER ESTATE

OF EUGENE MILLER

Case Number MP 17630

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of EUGENE MILLER.

A PETITION FOR PROBATE has been filed by MURIEL H. MILLER in the Superior Court of California, County of MONTEREY.

THE PETITION FOR PROBATE requests that MURIEL H. MILLER be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on July 15, 2005 at 10:30 a.m., Dept.: Probate, in the Superior Court of California, County of Monterey, 1200 Agujito Road, Monterey, CA 93940.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for petitioner FRANK O'CONNELL, SB#73433, 462 Webster St., Suite 2, Monterey, CA 93940. (831) 373-8431. (s) Frank O'Connell, Attorney for Petitioner.

This statement was filed with the County Clerk of Monterey County on June 14, 2005.

Publication dates: June 24, July 1, 8, 2005. (PC626)

## FICTITIOUS BUSINESS NAME

STATEMENT File No. 20051417.

The following person(s) is(are) doing business as: **ESSENCE & OILS OF CARMEL**, Ocean Ave. Doud Arcade, space #110, Carmel, CA 93921. **CHOUNG N. SHERWOOD**, 25668 Tierra Grande Dr., Carmel, CA 93923. This business is conducted by an individual. Registrant commenced to transact business under the fictitious business name or names listed above on June 18, 2005. (s) Choung Sherwood. This statement was filed with the County Clerk of Monterey County on June 14, 2005. Publication dates: June 24, July 1, 8, 15, 2005. (PC627)

## FICTITIOUS BUSINESS NAME

STATEMENT File No. 20051440.

The following person(s) is(are) doing business as: **SBI**, 2320 Del Monte Ave. Ste A-1, Monterey, CA 93940. **SILVERIE BUILDERS INC.**, 2320 Del Monte Ave. Ste A-1, Monterey, CA 93940. This business is conducted by a corporation. Registrant commenced to transact business under the fictitious business name or names listed above on June 15, 2005. (s) Daniel Silverie III, President. This statement was filed with the County Clerk of Monterey County on June 15, 2005. Publication dates: June 24, July 1, 8, 15, 2005. (PC628)

## FICTITIOUS BUSINESS NAME

STATEMENT File No. 20051338.

The following person(s) is(are) doing business as: **ALL IN ONE MAINTENANCE SERVICE**, 1850 Andrew Ct., Seaside, 93955. **REINA E. D. ROMERO**, 1850 Andrew Ct., Seaside, CA 93955. This business is conducted by a husband and wife. Registrant commenced to transact business under the fictitious business name or names listed above on N/A. (s) Reina E. Romero. This statement was filed with the County Clerk of Monterey County on June 6, 2005. Publication dates: June 24, July 1, 8, 15, 2005. (PC629)

## SUPERIOR COURT OF CALIFORNIA

COUNTY OF MONTEREY

### ORDER TO SHOW CAUSE

FOR CHANGE OF NAME

Case No. M74907.

TO ALL INTERESTED PERSONS: petitioner, BRENDA JOYCE DAWSON, filed a petition with this court for a decree changing names as follows:

**A. Present name:**  
TI-ANNA MARIE CHAPMAN-ELLIS

**Proposed name:**  
TI-ANNA MARIE DAWSON

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

**NOTICE OF HEARING:** July 29, 2005, at 9:00 a.m. The address of the court is 1200 Agujito Road, Monterey, CA 93940.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: The Carmel Pine Cone, Carmel.

(s) Robert O'Farrell  
Judge of the Superior Court  
Date filed: June 17, 2005.  
Clerk: Lisa M. Galdos

Publication dates: June 24, July 1, 8, 15, 2005. (PC632)

Loan: n/a Other: 1835362. Investor

Loan#: File: 1835362DLH A.P. Number

241-191-005 Notice Of Trustee's Sale

under Deed of Trust YOU ARE IN

DEFAULT UNDER A DEED OF

TRUST, DATED September 4, 2002.

UNLESS YOU TAKE ACTION TO PRO-

TECT YOUR PROPERTY, IT MAY BE

SOLD AT A PUBLIC SALE. IF YOU

NEED AN EXPLANATION OF THE

NATURE OF THE PROCEEDING

AGAINST YOU, YOU SHOULD CON-

TACT A LAWYER. Notice is hereby

given that First American Title

Company, a California corporation, as

Trustee, or Successor Trustee, or

Substituted Trustee pursuant to the

Deed of Trust executed by NUB

Development, LLC, a California Limited

Partnership Recorded on 9/25/2002 as

Instrument No. 2002088526 in Book

n/a Page n/a of Official Records in the

Office of the County Recorder of

Monterey County, California, and pur-

suant to the Notice Of Default and

election to sell thereunder recorded

3/21/2005 in Book: n/a, Page n/a, as

Instrument No. 2005026930 of said

Official Records, will sell on 7/22/2005

at the north wing main entrance to

the Monterey County Courthouse, 240

Church St., Salinas, CA at 10:00AM at

public auction to the highest bidder for

cash (payable at the time of sale in law-

ful money of the United States), all

right, title and interest conveyed to and

now held by it under said Deed of Trust

in the property situated in said county

and state hereinafter described:

Situate in the City of Carmel, County of

Monterey, State of California, Parcel I:

Beginning at a 2"x2" stake on the

southerly line of that certain parcel of

land secondly described in the decrees

of distribution of the estate of Paul C.

Prince dated February 13, 1945, and

recorded February 13, 1945 in volume

859, official records of Monterey

County, California, at page 290, distant

thereon N. 72 deg. 17' 20" W., 134.93

feet (by Deed N. 72 deg. 47' W., to a 1"

pipe at the southeasterly corner of said

parcel, being station T-8 on the T Survey

line, as shown on that certain map entitled,

"map no. 2 of a part of Carmel

Highlands Property", filed March 18,

1920 in volume 1 of surveys, at page

101, with the recorder of Monterey

County, California; thence along the

westerly line of said parcel and said T

Survey line (2) N. 25 deg. 28' 30" W.,

144.85 feet (by Deed N. 25 deg. 26"

W.) to a spike at station T-7 shown on

said map; thence (3) N. 9 deg. 25' 30"

E., 84.00 feet (by Deed N. 9 deg. 28'

E.) to a spike at station T-6 shown on

said map; thence (4) N. 51 deg. 03' E.,

106.35 feet, to a spike; thence, leaving

said T Survey line and following

instead the northerly line of said parcel

(5) N. 87 deg. 32' 10" E., 73.95 feet (by

Deed N. 86 deg. 15' E., 75.18 feet) to a&lt;/





## What's Happening

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To register, call the church office at 624-

3550 or e-mail [paws4music@redshift.com](mailto:paws4music@redshift.com).

**48TH ANNUAL ST. MARY'S ANTIQUES SHOW & Sale** on the Monterey Peninsula, July 8 and 9 from 10 a.m. to 5 p.m. and July 10 from 11 a.m. to 4 p.m. \$5 donation is good for entire show. Lunch will also be available for \$8. Snack bar will be open daily. Silent auction.

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Daniel Ontiveros  
Lacey Ogletree  
Alora Daunt  
Camille Bishop  
Anthony Lewis  
Sharissa Staples  
Susan Walkup  
Savannah Jankosky  
Zachary Hatten  
Jonathan Wescott  
Chelsea Lloyd  
Justin Hart  
Steven Marra  
John Miller  
Veronica De Paolis  
Christopher Stauffer  
Christopher Waters  
Robbin Macrae  
Benjamin Waxer  
Grayson Huston  
Tom Do  
Alyssa Knapp  
Chante Bastian  
Matthew Bae  
Sarah Hirst  
James Karasek  
Karla Verduzco  
Giles Davey

Taylor Hoffman  
Kendra Hoffman  
Marcella Barr  
John Angevine  
Patrick Hayden  
Katrina McFarland  
Joshua Reyes  
Jennifer Klesch  
Annie Rothstein  
Jennifer Graham  
Mackenzie King  
Erica Lawrence-  
Toombs  
Jacqueline  
Kerrigan-Prew  
Molly McNeely  
Charles Pearson  
Melissa Schreckenberg  
Kyle Lackey  
Parker Gowing  
Ann Graziano  
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Carlee Smith  
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Zachary Mares  
Galinda Mounts  
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Taylor Houlette  
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Natalia Bazzola  
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Bedrock mortars along the Carmel River were exposed after last winter's heavy rains. Monterey County Public Works covered the artifacts with sand while trying to stabilize the eroding bluffs supporting Scenic Road. Native Americans were concerned the work might damage remnants of an ancient culture.

PHOTO  
CANDACE CATE

## ANCIENT

*From page 25A*

doc — into seed cakes and probably pulverized local shellfish as well.

### Mortars enter the public debate

When the mortars were exposed, steel-head advocates pointed to their existence as proof the Carmel River historically flowed to the north, thereby justifying the controversial northerly breach. But Morley dispelled that claim.

"Mortars don't have to be adjacent to a river," she said. "In fact, they don't have to

be anywhere near a river."

Curiously, many mortar sites are not buried under the sand, but under the ocean.

"Most of the sites are probably out in the bay," Morley said. "The ocean level was lower than it is now."

Regardless of whether the mortars are buried under a pile of sand or lying at the bottom of the ocean, the descendants of the people who created them are very much aware of their existence. "They are very important to us," said Cari Herthal of Pacific Grove, a councilwoman for the Ohlone/Costanoan Esselen Nation. "So much of our culture has been lost. Anything that ties us to our culture is sacred."



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# SENIOR LIVING



## Writers and readers celebrate 35 years of the Thunderbird



SHE'S RUN the Thunderbird Bookstore for 35 years — and has long been one of the Peninsula's greatest promoters of local authors — so last Sunday some of May Waldroup's fans decided to thank her. The Central Coast branch of the California Writers Club teamed up with the employees of the Thunderbird to throw a surprise party for Waldroup amid the gardens of The Barnyard Shopping Village. "To be the center of the dance is kind of embarrassing. But it was a lot of fun," said Waldroup, pictured here at the moment she was surprised.

Writers, poets, artists, musicians, book club members and avid readers showed up to shower her with appreciation for her years of friendship and service. Partygoers included poet Elliot Roberts, poet/singer Ric Masten and writer Ken Jones. Waldroup and her ex-husband, John, bought the Thunderbird in 1970, when it was located where Baja Cantina is now. The Waldroups then built the Barnyard in 1976, which the Thunderbird has called home ever since.

"You can't say enough about what she's done for the community and for the children of the community," said children's author Anita Alan. "She's one of the best kept secrets in Carmel for high test scores because kids learn to read right

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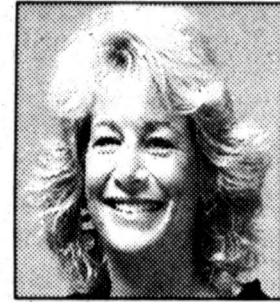
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## O P I N I O N

## Editorial

## Public takeover of Cal-Am is a really bad idea

FOR SOME inexplicable reason, several members of the Monterey Peninsula Water Management District chose this moment to launch a bid to take over California American Water Co.'s local operation. Last week the water board voted to place an advisory measure on the November ballot to see if the public supports such a takeover.

This measure should be defeated, for two important reasons.

First of all, it is well established that private, profit-motivated enterprises do a better job delivering goods and services at a lower cost than public entities. Would you want to have to call a government bureaucrat to get your phone hooked up? In countries where that is the case, it can take up to six months to get a phone at all, while in the United States phone services of all types are readily available at ridiculously low prices that somehow seem to go even lower.

Far more important than the superior service provided by private businesses is the fact that an attempt to take over Cal-Am now will distract everybody from the vitally important task of getting a new water project online.

An inadequate supply drives up the cost of housing, hurts small businesses, deprives growing families of the ability to expand their homes and — most of important of all — means that the people of this community still have no reserve to see them through the next drought.

Our water supply has been critically short for more than a decade. The water board should concentrate on solving this problem and save its megalomania for another day.

But there's probably no reason to worry the takeover would actually happen. Two years ago, an advisory measure showed that an overwhelming majority of the public wanted to do away with the water district altogether, and the board didn't lift a finger to comply with the voters' wishes. So it's probably safe to assume that, if the Cal-Am takeover measure passes, the board will ignore that one, too.

## All the news that kills?

IN THIS newspaper, we don't always report everything we know.

Sometimes we withhold information because releasing it would cause more harm than good.

A criminal investigation, for example, could easily be compromised if the perpetrator's identity or whereabouts were made public too early. Not infrequently, one of our reporters has this kind of information, and we are asked by the police or the D.A. to delay publication until they wrap up their case. If the justification seems plausible, we always comply.

Likewise, we occasionally have specific information about weaknesses in a bank or other high-profile business's security system — information we never publish, because doing so would be little different from printing a "How-to" manual for future criminals.

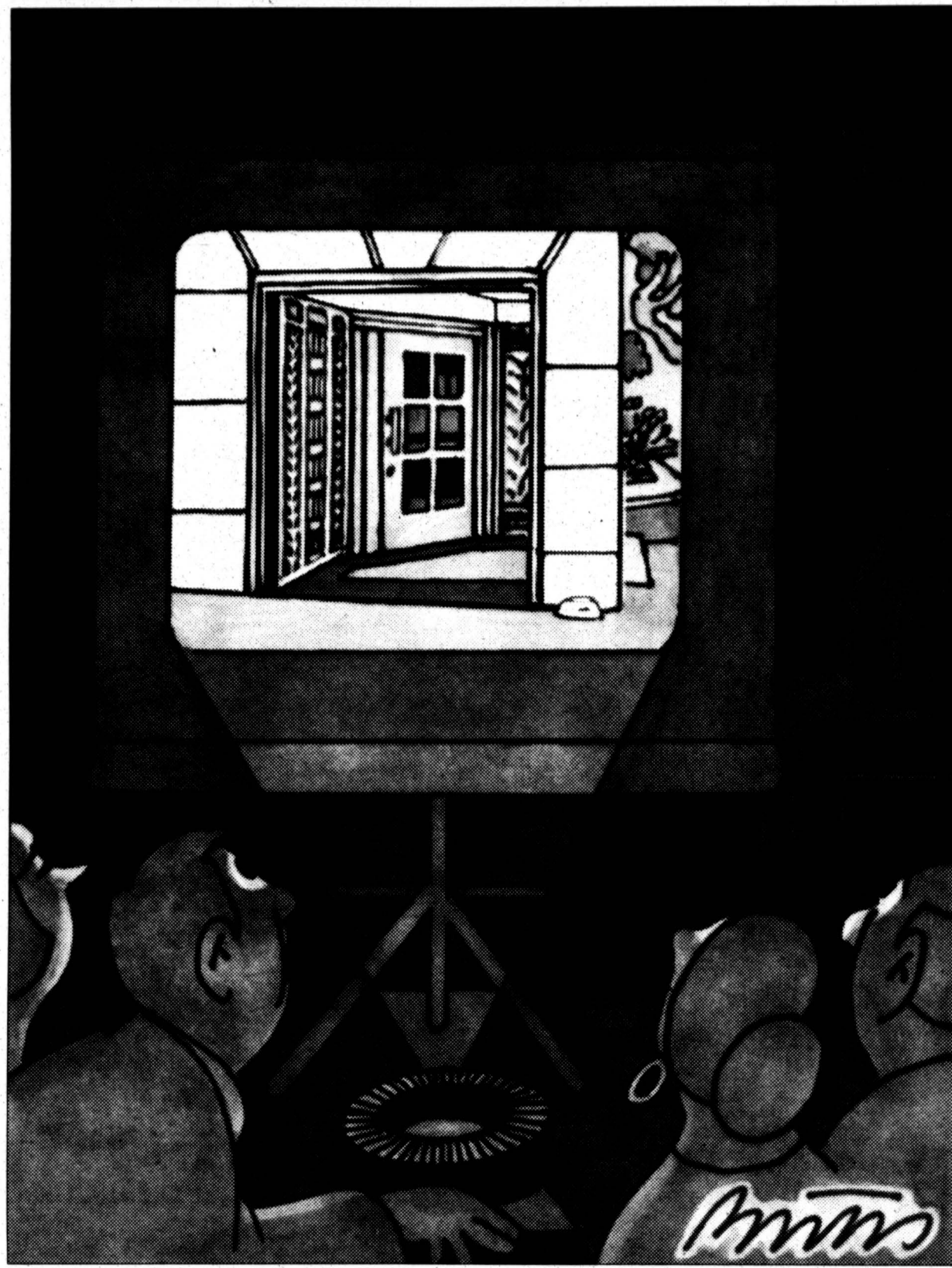
At the New York Times, however, they seem to delight at thumbing their noses at ordinary common sense when it comes to protecting the public or our nation's security. Over the last several years, the examples have been so numerous it's been hard to keep track of them all. But just this month, the most egregious examples have been plastered across the front page of that supposedly responsible publication.

On May 31, a prominent story featured minute details of the CIA's use of private charter companies to move suspected members of Al Qaeda and other terror groups around the world — including aircraft tail numbers, pilot names, aerial photographs of stateside airports where the planes are based, and so forth. It was extremely difficult for us to understand the rationale for printing this story, unless it was to make the CIA's job more difficult. And this from the same newspaper that heaped so much criticism on our nation's intelligence agencies for failing to prevent 9/11.

And then, this past Sunday, an even more prominent story was too shocking and too irresponsible to be believed. There, on the front page, above the fold, were photographs of the vehicles U.S. troops use to move around Iraq and Afghanistan, and each vehicle was captioned with precise information about the types and magnitudes of weapons that can destroy it. For example, one of the most common vehicles in use on the front lines can be taken out by a 13-pound bomb under the front axle, or a 5-pound bomb under the rear, the N.Y. Times reported.

The headline on this story should have been, "How best to kill our troops."

## BATES



"This is Louis Vuitton in Miami...no, Carmel. This is Sharper Image in San Francisco...no, Carmel. This is Tiffany's in Las Vegas...no, Carmel."

## Letters to the Editor

The Pine Cone encourages submission of letters which address issues of public importance. The Pine Cone reserves the right to determine which letters are suitable for publication. Letters should not exceed 350 words, and must include the author's name, telephone number and street address. Please do not send us letters which have been submitted to other newspapers.

The Pine Cone is no longer able to accept letters to the editor by fax. Please submit your letters by U.S. mail, e-mail, or in person (addresses are provided below).

## Uplifting stories, please

Dear Editor,

How sad to read that Eastwood and Spielberg intend to bring another war story to the screen, as though we don't have enough real-life war scenes to watch every day. Do we really need to watch the Americans and Japanese of 60 years ago murder each other? Regardless of who wins or loses, there's no glory to be found in war except in the minds of those with a war mentality.

Unfortunately, many young men are manipulated into thinking that giving up

their lives for their country is a noble endeavor. But I think that the use of weapons in government-sponsored mass killings is on its way out; that the light is slowly dawning that if the planet we call Earth is to survive, we must all lift our consciousness above the killing fields and leave our barbaric methods of dealing with other nations behind.

Meanwhile, the enormous talents of Eastwood and Spielberg could move us in that direction with truly uplifting stories, if only they would.

Wanda Rose,  
Carmel

## New Iraq policy needed

Dear Editor,

Iraq is no closer to stability than it was a year ago. Things keep getting worse every week. More than 1,700 Americans have been killed and more than 12,000 wounded.

The U.S. occupation is fueling a growing insurgency. Our presence is exacerbating the problem. There are tens of thousands of insurgents backed by hundreds of thousands of supporters.

We got into this war based on lies — the wrong way. It's time to get out the right way. The first step is to realize that the Bush policy is out of touch with reality.

We need a real exit plan with a real time-

See LETTERS next page

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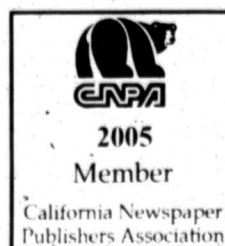
was established in 1915 and is a legal newspaper for Carmel-by-the-Sea, Monterey County and the State of California, established by Superior Court Decree No. 34750.

## The Carmel Pine Cone

www.carmelpinecone.com

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July 1, 2005



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- 2001 — Advertising Design
- 2001 — Editorial Comment
- 2002 — Front Page
- 2002 — Environmental Reporting



## LETTERS

From previous page

line providing real accountability for our leaders. We need to turn control of the training of Iraqi forces and the rebuilding of Iraq to the international community. And we must renounce permanent military bases in Iraq because that angers the Iraqi people.

Georgianne E. Matthews,  
Carmel

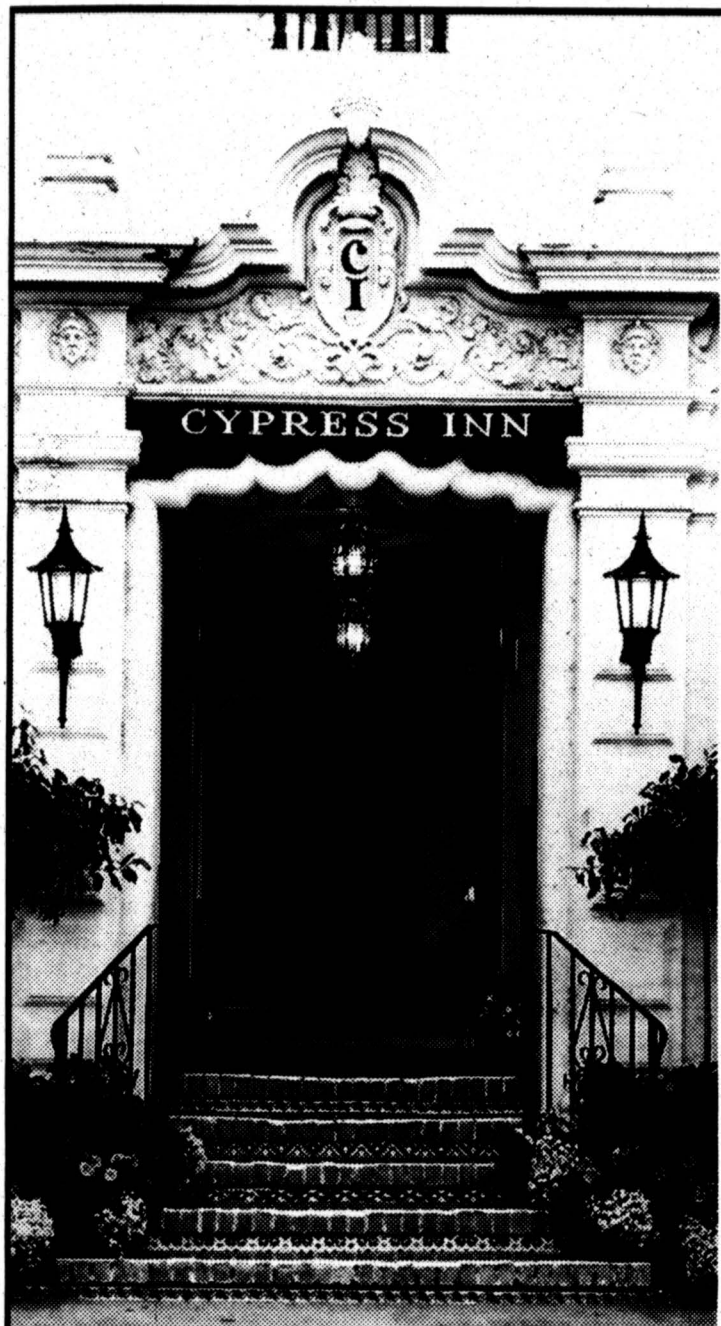
### Change in tree policy?


Dear Editor:

I would like to alert my fellow citizens and those that appreciate Carmel's forest. Significant changes in the management of Carmel's trees have occurred. For over 80

years, the city of Carmel has strongly protected its trees. Until recently, Carmel would rarely remove living trees. It would not allow the cutting of city trees to enhance views. The city would only allow its own crews to trim the trees on Scenic. Look at what has happened to the trees there! It also used to require replacement trees for all removals. These and many more conservation rules are in the city's Forest Management Plan and in its ordinances. The present city management appears to be ignoring past practices, management plans and ordinances. The mayor has cleared the forestry commission of all but her own appointments. Many large, live trees have been removed on both public and private land that in the past would have been spared. It's a shame.

Roy L. Thomas,  
Carmel





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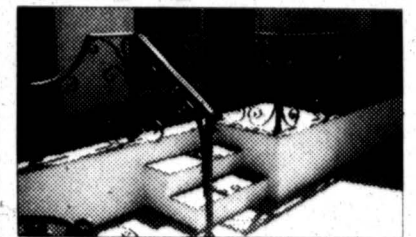
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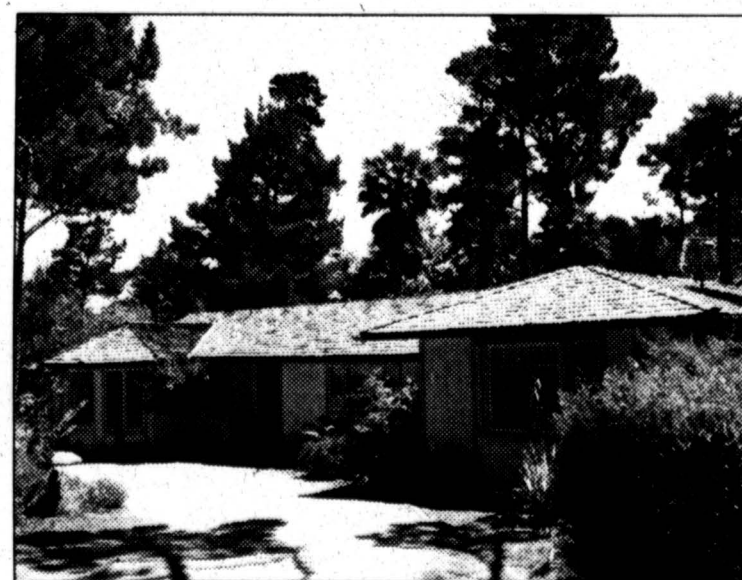
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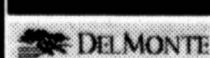


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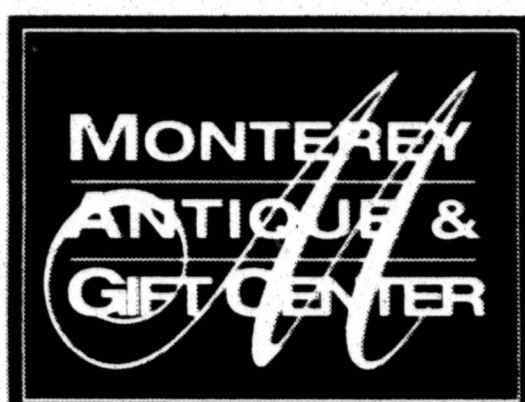
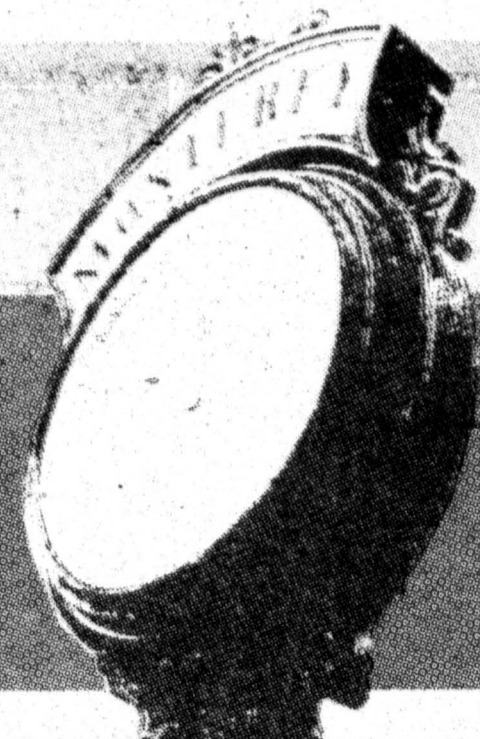
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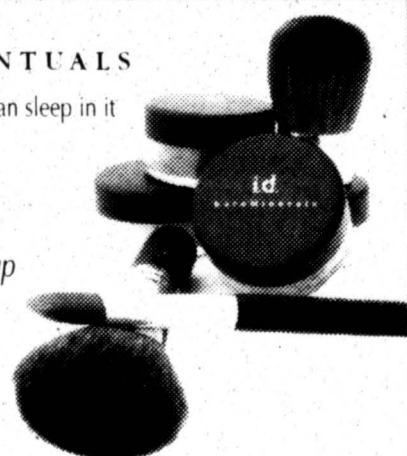
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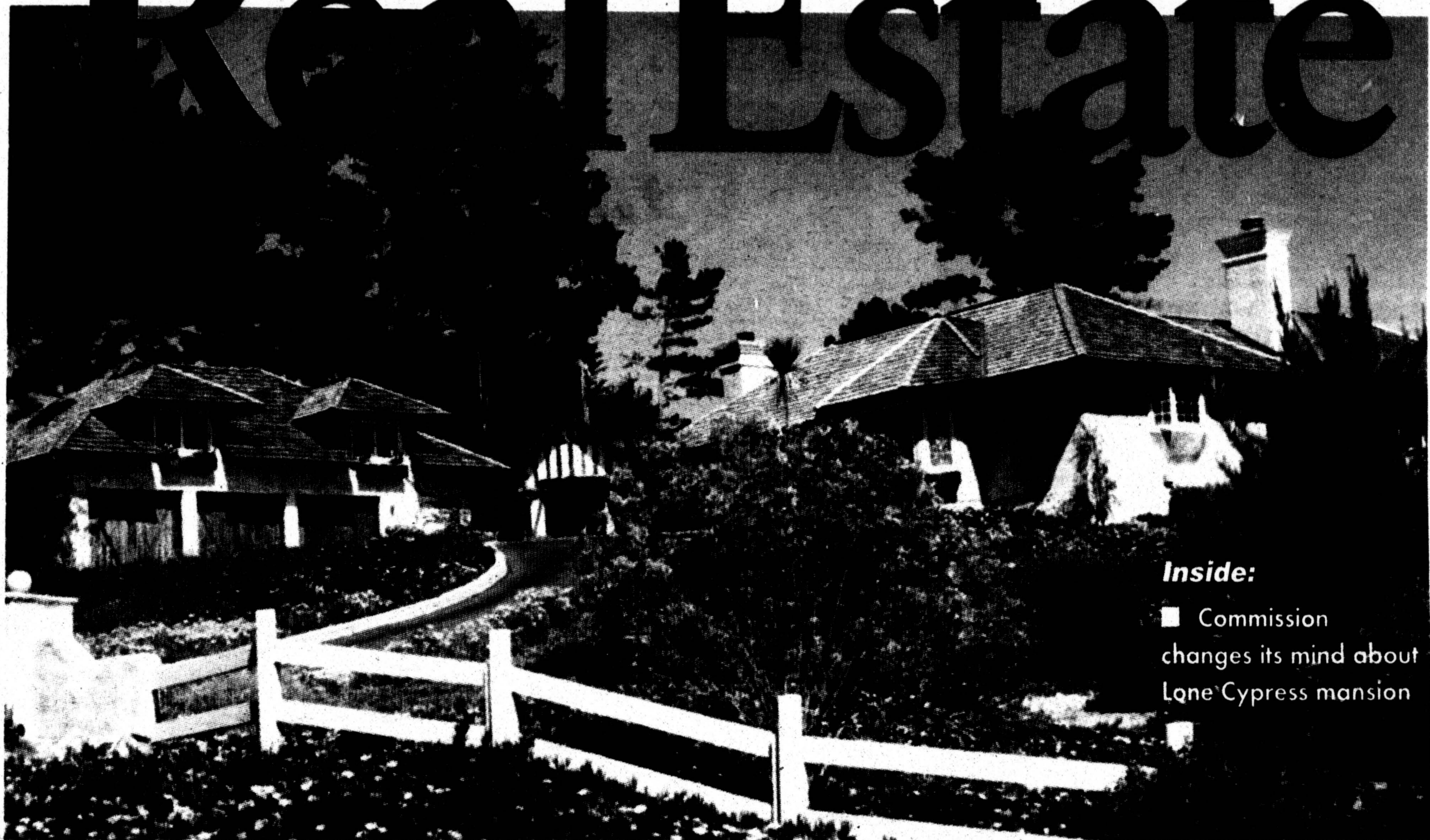


SECTION B ■ July 1-7, 2005

More than 100 Open Houses this weekend!

## The Carmel Pine Cone

# Real Estate

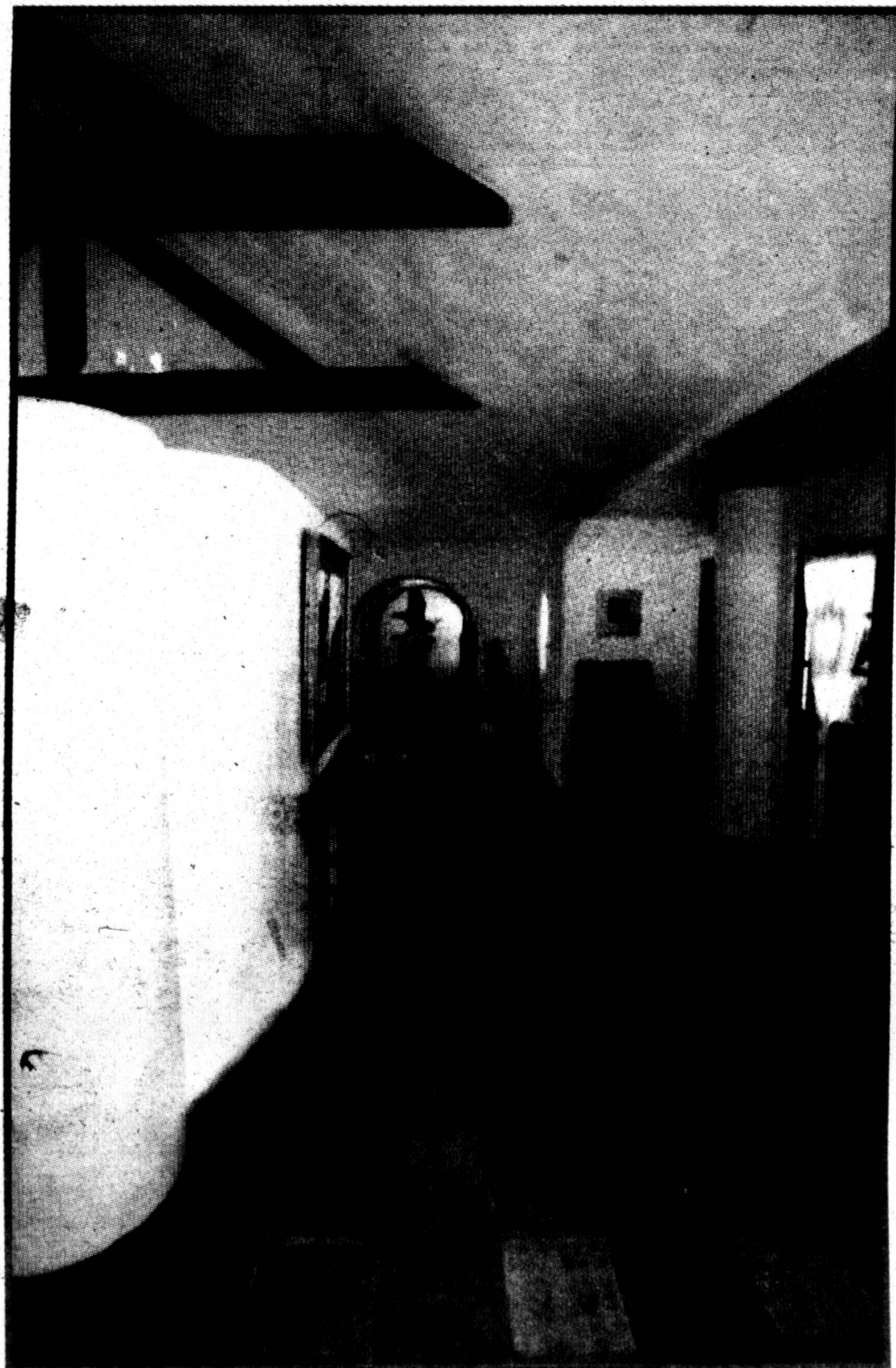


### Inside:

■ Commission changes its mind about Lone Cypress mansion



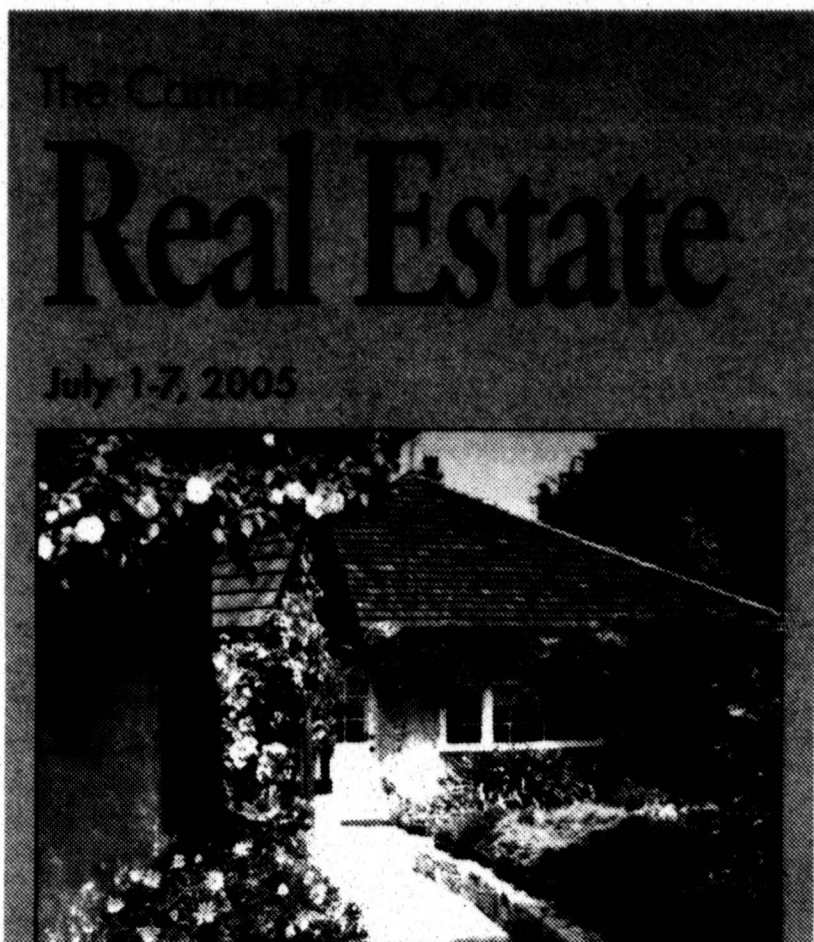
■ This week's cover property, located at the entrance of Carmel Valley, is presented by John Saar of John Saar Properties (see page 2B)



JOHNSAAR  
PROPERTIES



## About the Cover



**OPEN HOUSE SUNDAY • July 3rd  
& SUNDAY July 10th • 2:30 to 4:30  
25985 Rio Vista**

### Sprawling French Normandy Estate

The convenient area of Rancho Rio Vista at the mouth of Carmel Valley is in many ways similar to the prestigious Miramonte subdivision deeper in the Valley. Both areas have wonderful oversized lots with great views and, to the pleasant surprise of the residents, reasonably level terrain. This sprawling French Normandy estate has great street appeal and delightful, varied outdoor living. The estate features 3,300 sq. ft. three bedrooms, three baths, plus a three-car garage and a 600 sq. ft. guesthouse. The plaster walls and ceilings enhance the raw wood timbers of the vaulted interiors. Renowned designer, owner/builder Roger Jolley sold his home to present owner.

Offered at \$2,700,000



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## Home sales

Due to circumstances beyond our control, home sales will not be printed this week.

### Carmel Valley • 2 Homes on 2.5 Acres



Beautiful remodel with stunning valley views. Main home: 4 bd 3ba or 3bd plus den and wine room. Kitchen with Granite counters, Jennaire appliances opens onto deck for entertaining. 2 bd 1 ba artist studio with separate drive. Offered at \$1,795,000

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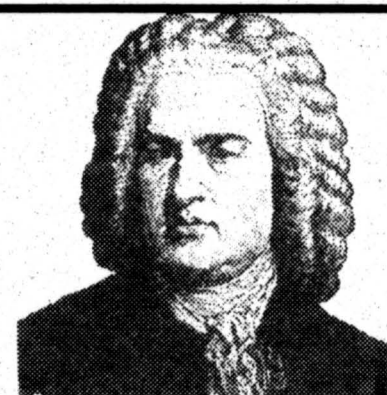
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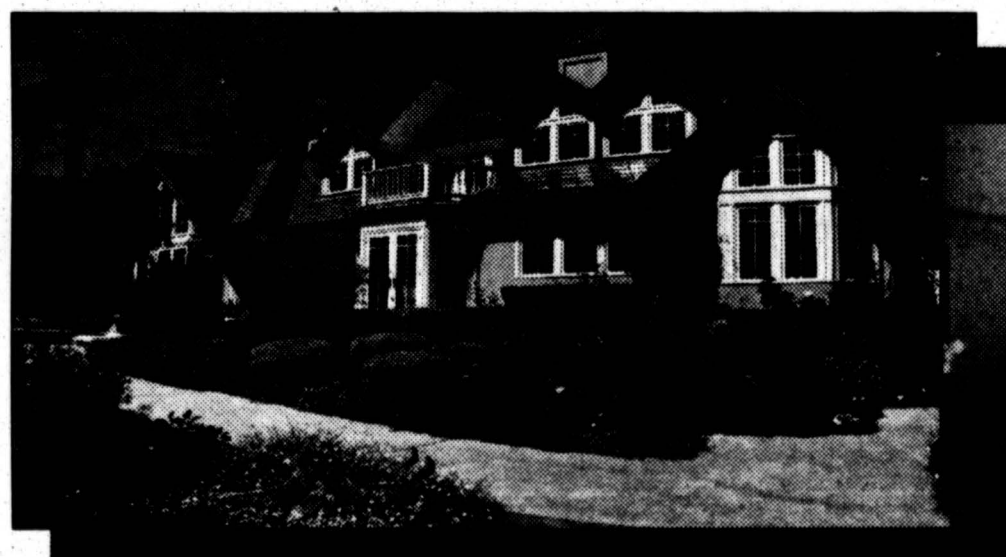
### Panoramic Pebble Beach



Truly breathtaking ocean views. Complete privacy. Conveniently located minutes to the Lodge at Pebble Beach in a highly sought-after, sunny location. Classic estate entry and a gracious, high character 5 bedroom, 5 bath home. Offering perhaps the finest combination of ocean views, privacy, proximity, weather and character to hit the market in Pebble Beach in many years, this extraordinary property is a must-see. While most lots in the area are heavily sloped in order to capture views, this largely level property presents a unique platform for unparalleled views of Carmel Bay, Carmel Point, Point Lobos, Pescadero Point and the Pacific beyond. \$8,495,000

### Pebble Beach Landmark

Steeped in character, this completely renovated stone estate is within walking distance to The Lodge at Pebble Beach. Offering six bedrooms, five full and one half baths, plus a one bedroom/bath guest quarters, a grand living room, a wonderful country kitchen and comfortable adjoining family room, this classic residence is the perfect home for extended family or visiting golfers. Capturing a great sense of history inside and out, this property is instantly inviting and provides a singular opportunity for those seeking a unique, turn-key home minutes to all of the attractions and amenities at the Lodge. Offered at \$7,800,000.



### Impeccable Classic

Minutes to The Lodge at Pebble Beach, this impeccable ocean view home is warm, inviting and awash in natural light. Offering 4 spacious bedrooms, each with private bath and 3 with ocean views, a large living room with a soaring 15 foot ceiling and a beautiful kitchen and family room area, this home is perfect for entertaining friends and family. It also features magnificent gardens and patios, 12 gables, abundant storage and a 3 car garage. This cheerful home is guaranteed to please! Offered at \$4,995,000

831.622.4848

[mike@mikecanning.com](mailto:mike@mikecanning.com)



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[tomi@mikecanning.com](mailto:tomi@mikecanning.com)





# THE MITCHELL GROUP REAL ESTATE



Bedrooms: 2  
Baths: 2  
Sq. Ft.: 1,300  
Price: \$879,000

## CARMEL VALLEY



This single level corner unit is peppered with skylights and plush with privacy. Features include maple kitchen cabinets, granite counters, two story frosted glass windows, open beam ceilings and raw wood finishes. A broad wrap-around deck overlooks the pond and mountains.

659.2267

## PEBBLE BEACH



Acres: 1.27  
Price: \$2,955,000

Offering ocean views in a highly desirable location near the Lodge, this gently sloping and very private lot along Padre Lane includes water with plans and permits ready to pull to break ground on a spectacular new five bedroom, five and one-half bath home.

624.0136

Bedrooms: 4  
Baths: 3  
Sq. Ft.: 1,600  
Price: \$4,950,000

## CARMEL



Classic beach house located at the bottom of Ocean Avenue. Built in 1950, the home was expanded and remodeled in 2000, combining cottage charm with the conveniences and elegance of new construction. Partial ownership possible.

624.6482

## MONTEREY



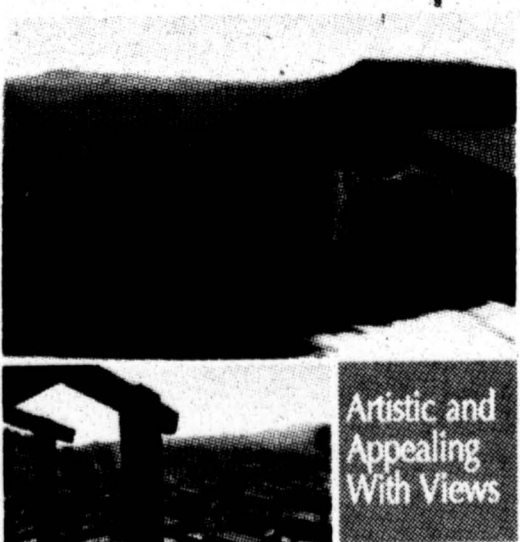
Bedrooms: 4  
Baths: 2  
Sq. Ft.: 1,827  
Price: \$765,000

A well-maintained split level home in sunny Oak Knoll on a quiet cul-de-sac. Features include vaulted ceilings, an eat-in kitchen, fireplace, ceiling fans, patio, hot tub and two car garage. Convenient to shopping and services.

624.0136

Bedrooms: 3  
Baths: 2  
Sq. Ft.: 1,790  
Price: \$1,095,000

## CARMEL VALLEY



Heavy timbers, open beams and half-vaulted ceilings combine with large plate glass windows and skylights to create this architecturally appealing, contemporary home. Decks with south-easterly views overlook Carmel Valley. All set on a 2+ acre lot.

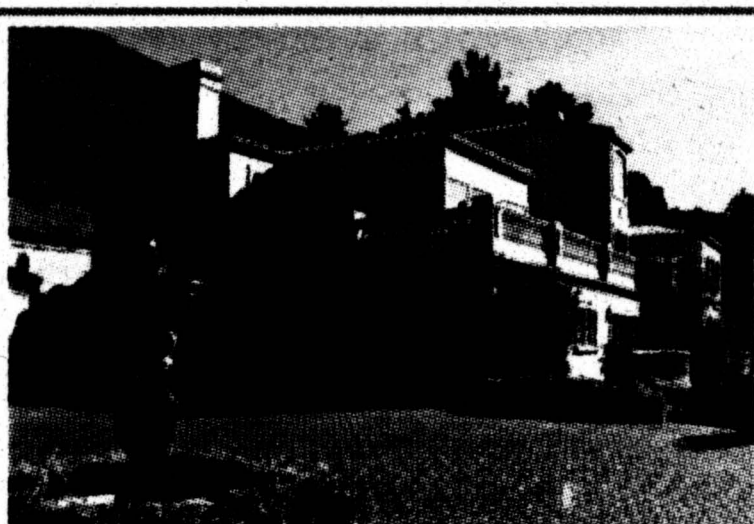
659.2267



## CARMEL VALLEY

Bedrooms: 4  
Baths: 2+ Immaculate, mint-condition home with vaulted ceilings, hardwood floors, lots of custom touches, lush landscaping, mature oaks and redwoods on a large lot across the street from river access. Walk to Little League Park!

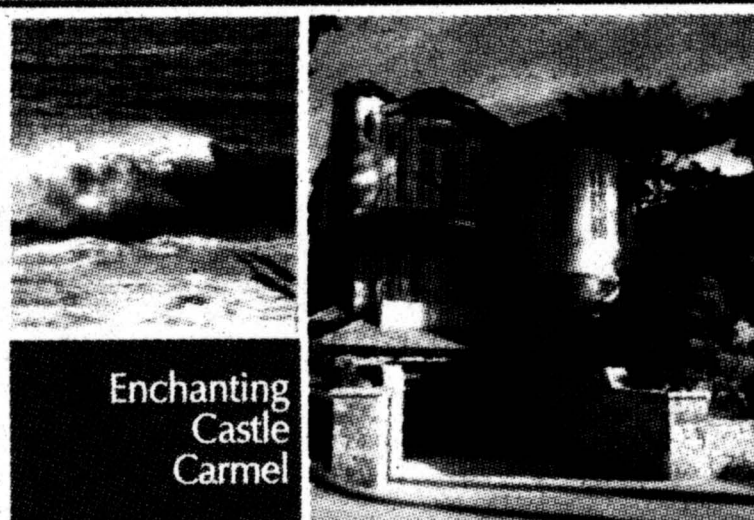
659.2267



## CARMEL HIGHLANDS

Bedrooms: 3  
Baths: 3.5  
Fireplaces: 4  
Sq. Ft.: 4,800  
Price: \$4,950,000  
624.6482

Exquisite Tuscan villa with panoramic ocean views. Quality finishes of marble, limestone, granite and slate. Opulent master suite, office with fireplace, formal dining, plus a stunning two story living room with a loft on the main floor. Many custom touches.



## CARMEL

Bedrooms: 3  
Baths: 2 This Carmel Point home features a gourmet kitchen with limestone counters, three fireplaces, soaring ceilings, wine cellar and more. The European "castle-like" flair is enhanced by tumbled marble floors, handcrafted cabinetry, multiple skylights, elevator, arched doors and finely crafted stone work.

624.0136



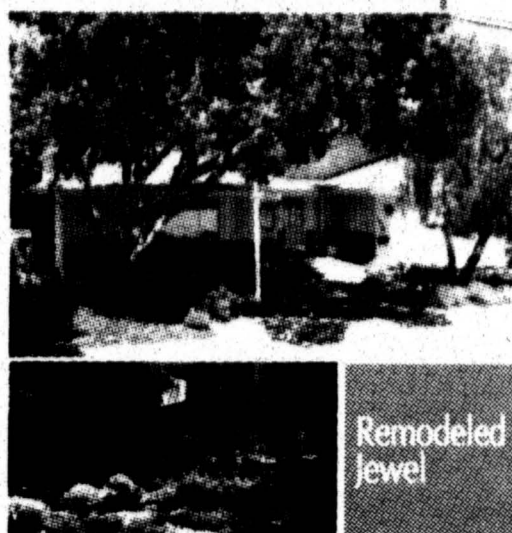
## PEBBLE BEACH

Bedrooms: 5+  
Baths: 6+  
Sq. Ft.: 5,970  
Price: \$7,800,000  
624.6482

Close to The Lodge at Pebble Beach and steeped in character, this completely renovated stone estate includes a one bedroom/bath guest quarters. Capturing a great sense of history inside and out, this property provides an opportunity for those seeking a unique, turn-key home.

Bedrooms: 3  
Baths: 2.5  
Sq. Ft.: 1,800  
Price: \$1,395,000

## PACIFIC GROVE



Meticulously maintained home with artist's studio also features a fireplace, hardwood floors and large private patio. Extensive remodeling, new roof and fabulous gardens and landscaping add to the beauty of this home set in a coveted area close to bay, golf course and Asilomar.

646.2120

## MONTEREY



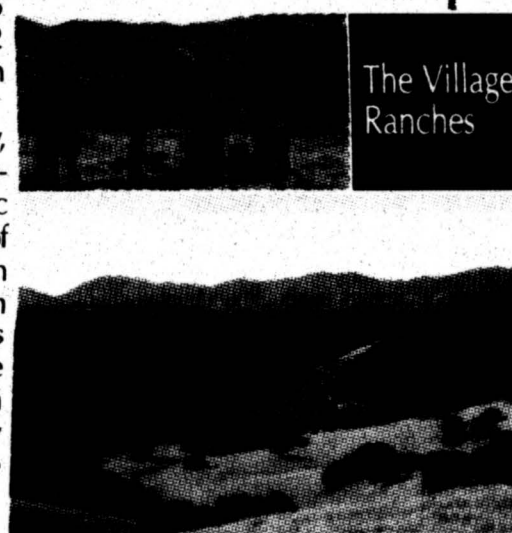
Bedrooms: 4  
Baths: 2.5  
Sq. Ft.: 1,500  
Price: \$849,000

Great New Monterey location on a quiet street with ocean view. This conveniently located home is in need of a little TLC, but is a great value!

646.2120

Acres: 100 - 400  
Ranches Available: 6  
Price: \$1.95 - 4.2 million

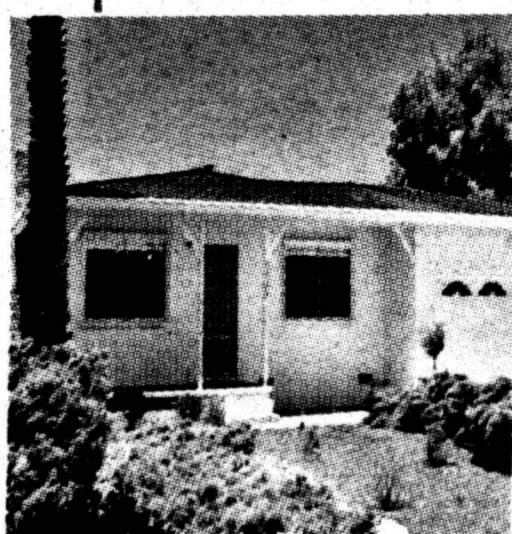
## CARMEL VALLEY



Nestled in a verdant valley, The Village Ranches harken back to the authentic western ranches of yesteryear. An equestrian paradise, the wide open spaces and rolling pastures invite a sense of expansive quiet. These parcels offer an unparalleled opportunity for those seeking a genuine ranch lifestyle.

659.6888

## MARINA



Bedrooms: 3  
Baths: 2  
Sq. Ft.: 1,131  
Price: \$649,000

Fabulous quiet cul de sac location. Totally turn key and ready for you to move right in. New bathrooms, fixtures and appliances. Beautiful hardwood floors and large open kitchen complete this great property.

646.2120

Bedrooms: 3  
Baths: 2  
Sq. Ft.: 2,230  
Price: \$1,295,000

## CARMEL VALLEY



This home, located off a cul-de-sac in upper Rancho Tierra Grande, Mid-Carmel Valley, takes in a panorama from the upper Fish Ranch meadows to the Santa Lucia Mountains. The home is light and airy with an open kitchen, beamed ceilings, Carmel stone fireplace, pool and more.

659.2267

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For a list of our Open Houses this weekend, please turn to the Directory on Page 148.

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CARMEL RANCHO  
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CARMEL VALLEY  
659-2267

PACIFIC GROVE  
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CARMEL-BY-THE-SEA  
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## REAL ESTATE

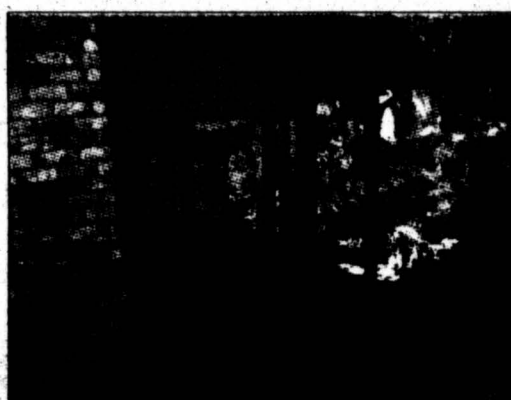
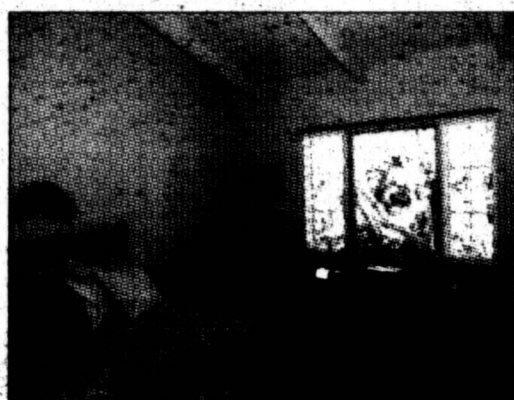
## Despite 'moral' objections, commission approves 14,000 sf home

PINE CONE STAFF REPORT

*Tree Top Treasure*

SW corner of 10th and Torres, Carmel-by-the-Sea

You'll be at one with nature in this light and bright home in a wonderful location: walk to town and to the Mission Trails Park. Tree top views and sunshine are all you'll see from the many windows and skylights. If you want an immaculate home, ready to move into, with privacy, gleaming wood floors, high ceilings, and a rare double garage, this charmer is for you! \$1,489,000



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**OVERCOMING CONCERNS** that it might be "immoral" to build a 14,162-square-foot mansion on a oceanfront lot overlooking the Lone Cypress, the Monterey Planning Commission this week approved a home designed by John Matthams for leveraged-buyout pioneer George Roberts.

The commission's approval, if it isn't overturned by the board of supervisors, will permit Roberts to replace a 7,565-square-foot, historic home destroyed by an arson fire in April

See MANSION page 7B

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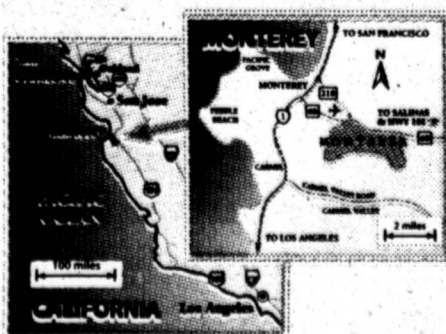


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Dues  
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a better place to live in Monterey—  
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Once you experience the singular renown of the only Jack Nicklaus Signature Design Golf Course on the Monterey Peninsula, you'll know you've discovered a place unique in all the world. Welcome to Los Castillos, Monterey Development Group's final community at Pasadera. This gated, private enclave of luxury villas reveal four stunning floorplans ranging from 3,133 to 4,550 square feet. Tuscan architectural styling defines these homes, endowed with lush landscaping, gracious entry foyers, captivating entertainment areas, enchanting outdoor living spaces and incredible views. There are just seven of these extraordinary villas remaining. Priced from the high \$1,000,000s.

Included is the irrevocable refinement and elegance found in a full golf membership to the Pasadera Country Club, where Old World Hacienda architecture prevails throughout the 38,000 square foot clubhouse. In addition to unparalleled golf, opportunities for tennis, swimming, fitness, and dining compliment the multitude of luxuries.

Exclusively crafted in the realm of timeless prestige and well-deserved celebrity, Pasadera opens your eyes to vistas of unabashed radiance—to an expression of paradise as only a Jack Nicklaus course can provide.



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Take Highway 1 S. to Highway 68 E., Turn Left onto Pasadera Dr., Turn Left onto Via Del Milargo, Turn Left onto Estrella D'oro.



Monterey Development Group, in its continuous effort to improve its product, reserves the right in its sole discretion to change phases, floorplans, elevations, square footage, specifications and prices without notice. Square footages approximate. Pasadera Country Club is a private club available to members and guests only. Prospective club members must review the club's membership plan documents prior to membership subscription. This announcement does not constitute an offer to sell property or golf memberships. Prices effective as of publication date.

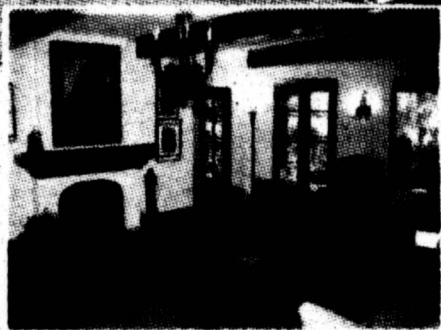


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BANKER

## Elegant Mediterranean With Stillwater Cove Views PEBBLE BEACH



This beautifully restored Mediterranean incorporates today's state-of-the-art amenities, while retaining the historic character envisioned by S.F.B. Morse when he laid out the grand Pebble Beach estates in 1928. The estate comprises 1.75 acres that are beautifully landscaped with stunning architecture, and old-world elegance of the entire property. The many windows, balconies and terraces offer splendid ocean views. Located near The Lodge and Beach Club, this prime area is very private and quiet. The house offers 5 bedrooms, 5 baths, 2 half baths, with separate guest suite entry. There are large formal living and dining rooms, breakfast room, library/ office and separate den, four fireplaces and a 2+ car garage and carport. \$8,450,000

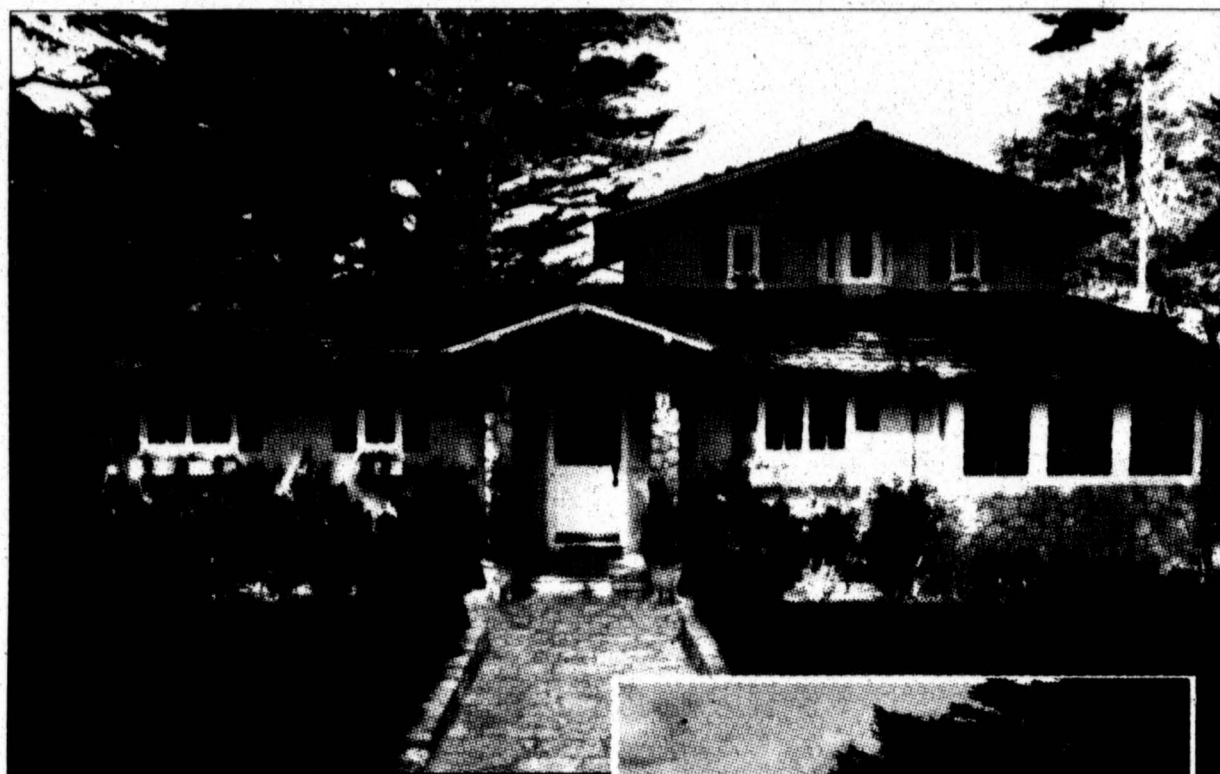


**Greg Kraft**  
831.594.7360

[www.gregkraft.com](http://www.gregkraft.com)  
Junipero near 5th, Carmel-by-the-Sea

COLDWELL  
BANKER

## Ocean Views... Peaceful Privacy CARMEL-BY-THE-SEA



A rare combination of ocean views and a very special oversized corner lot, framed by enchanting Cypress trees with lush, thoughtfully created gardens. Just one block to the white sandy beaches. This most distinctive Carmel cottage offers three separated bedroom suites, a chef's kitchen, a skillful blend of pecan wood floors, board and batten interior walls, warm & inviting living spaces and a separate entertainment room and basement.



Offered at \$6,950,000

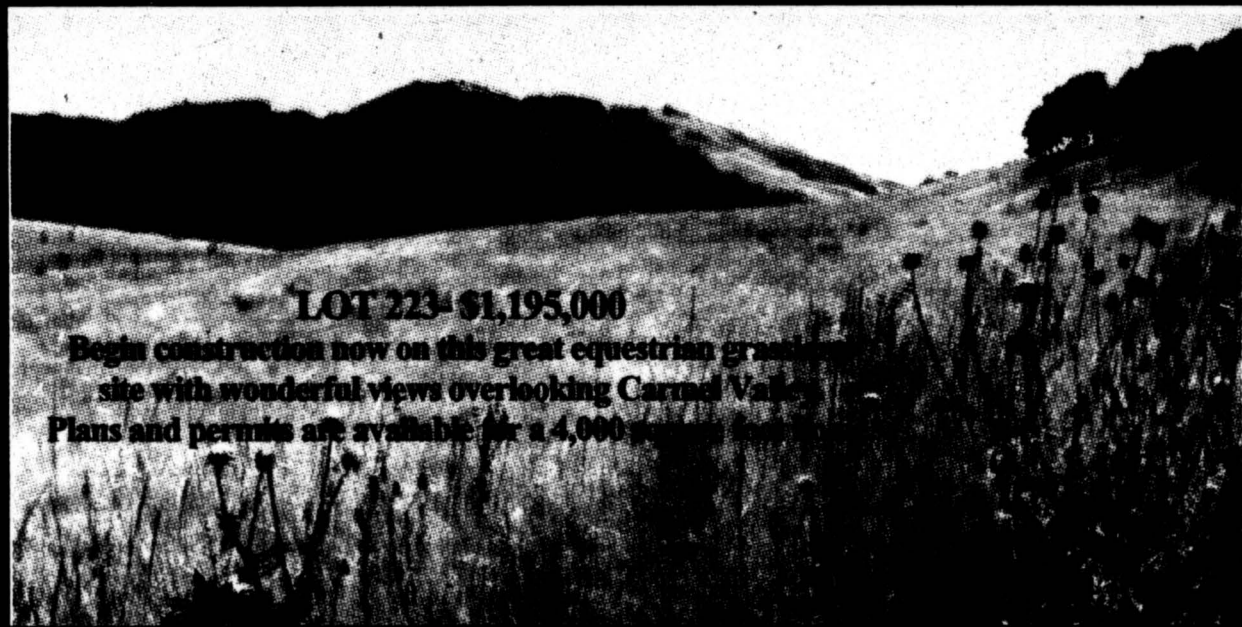


**Kris Butler**  
831.915.8330

[www.krisbutlerhomes.com](http://www.krisbutlerhomes.com)  
Junipero 2 SW of 5th, Carmel-by-the-Sea

## PRESERVE LAND COMPANY

The on-site sales office at  
**SANTA LUCIA PRESERVE**



**LOT 223 - \$1,195,000**

Begin construction now on this great equestrian grade site with wonderful views overlooking Carmel Valley. Plans and permits are available for a 4,000 sq. ft. house.

**LOT 181 - \$2,100,000**

Sunny, open lot with scattered oaks, seasonal stream and good building site.

**LOT 66 - \$1,595,000**

Private gated lot with meadow setting located near golf course and other amenities.

**LOT 197 - \$1,350,000**

Within minutes of the front gate, this beautiful wooded lot has a level building site on the 28 acre parcel.

**LOT 117 - \$1,325,000**

A long private driveway enhances the entrance to this wonderful building site with trees, views and sun.

**LOT D19 - \$1,800,000**

Wonderful views of Robinson Canyon and Santa Lucia ridges on this flat sunny equestrian site.

**LOT 120 - \$2,350,000**

This 22 acre lot sits alongside the 17th fairway with a great building site with views of the 18th fairway and clubhouse.

**LOT 126 - \$2,595,000**

Sunny and gracious building site offering splendid mountain and valley views from this hilltop retreat, centrally located to the golf course and all other amenities.

**LOT 205 - \$2,200,000**

Large sunny meadow setting with vistas of the ridges of the Santa Lucia Mountains.

**LOT 109 - \$1,895,000**

Terrific setting and building site for a home and guesthouse with fabulous mountain and redwood views.

**LOT 85 - \$1,300,000**

A home and caretakers quarters are allowed with views over the 4th green and back to Chamisal Ridge.

**LOT 40 - \$1,250,000**

Sunny 5.5 acre lot with trees and seasonal stream close to activity center and Hacienda.

**LOT 99 - \$1,400,000**

Private 34 acre lot with beautiful Redwoods and seasonal streams.

**LOT 228 - \$2,800,000**

A wonderful sense of place and extraordinary views highlight this unique site with 3 detached dwellings allowed.



For more information on lots available at The Preserve please call Janet Fitzpatrick (831) 620-6769

The Preserve Land Company, Inc., Carmel, CA 831.620.6766 [www.santaluciapreserve.com](http://www.santaluciapreserve.com)

Certain Property Requirements: Federal Law requires that the signing of any National Federal Agency may void the merits or value of any of this property.





## REAL ESTATE

## MANSION

Frm page 4B

2002. Six of nine commissioners backed Roberts, overriding the sentiments of those with environmental and natural resource concerns.

This week's vote reversed a rejection of the plan by the commission May 27.

Commissioner John Wilmot saw no reason to prevent Roberts, who bought the property for \$20.5 million last year, from doing what he wants on his land — especially considering that Roberts isn't asking for any variances from coastal development rules.

"I assumed that when I came to this country we would be able to do whatever we want," he said. "Trying to stop an individual from building a house goes against my beliefs."

While property rights were mentioned throughout the discussion, some considered other factors as well.

Commissioner Martha Diehl acknowledged the potential benefits of this house, but with reservations, saying, "This proposal will probably employ several people, it could provide someone like a caretaker a place to live and it could provide economic benefits, but we don't know that it will do this."

Diehl, who is the commission's chair, opened the session with a rebuttal to criticism in a Pine Cone June 3 editorial of her previous statement objections to the house on moral grounds.

"My moral difficulty is that a house is not a house is not a house. With such a lack of affordable housing in the area, I can't see how we can justify allowing a house of this size to be built." Diehl went on to say that "a barrier to affordable housing in this area is a lack of water."

The other vehement objection to the pro-

posal came from Keith Vandevere, who emphasized the grand design's removal of several Monterey cypress.

"I think it's a sad day when we allow people to build a house as big as they want in one of our most sensitive habitats," said Vandevere. "I have no problem with him rebuilding on the same footprint."

Roberts has already removed almost 50 cypress trees on his 2.5-acre parcel. Commissioners contend that a permit was needed for the removal. But Roberts said the trees had to be cut down because of damage they incurred during a January storm.

The other dissenting vote this week came from Sharon Parsons.

"My inclination is to allow the building of this home. However, I do not approve of the building of the caretaker house because it extends beyond the privilege of the applicant," she said.

Despite their impassioned arguments, Diehl and Vandevere failed to round up the necessary additional votes. Not helping their cause was the absence of public objection to the project.

## Groups give to P.G. co-op school

YELLOW BRICK Road Benefit Shop and PG PRIDE donated a combined \$2,300 to support the music enrichment program at the Pacific Grove Adult School Co-Op Preschool. The parent-participation preschool program aims to create an environment that allows children and their parents to be enriched through music. Yellow Brick Road, a mission outreach of Carmel Presbyterian Church, provides grants to a wide range of programs and causes. PG PRIDE supports P.G. Unified School District with gifts that largely end up in the classroom. For more information on the co-op preschool, call (831) 646-6583.

## Project ?

Twenty private ridge top acres above Carmel

## MID COAST INVESTMENTS

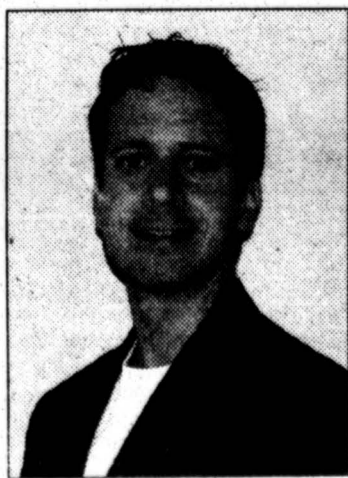
Bill Probasco 626-0145 or Richard Probasco 601-0330  
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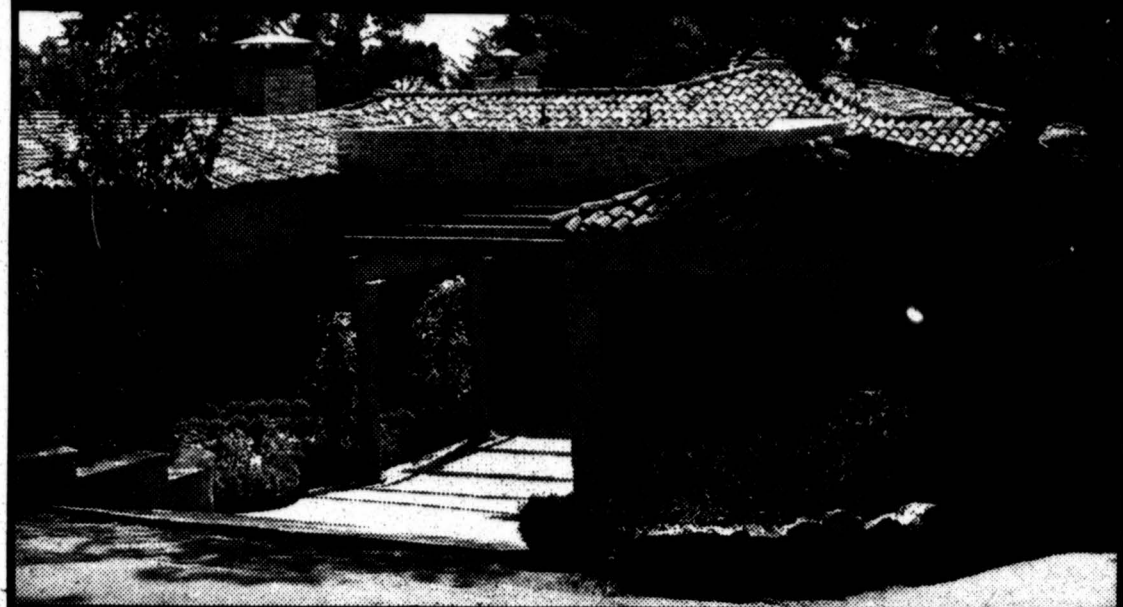
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## BURCHELL HOUSE PROPERTIES

### CARMEL

Over-Sized Lot - 2 Blocks from Beach - Views - Guest House

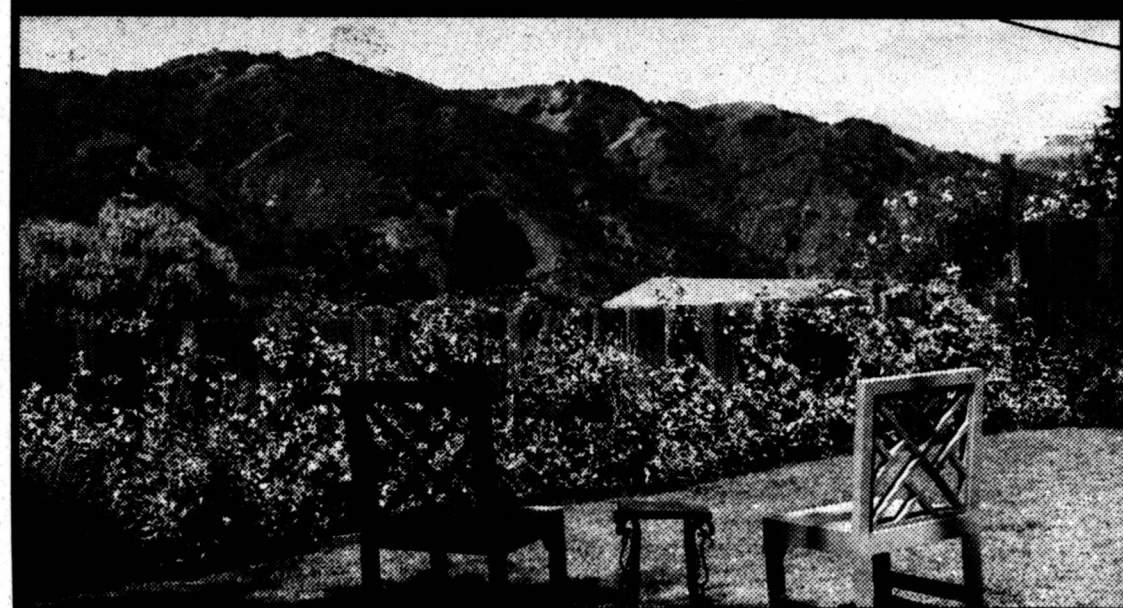


\$3,950,000

4 Bedrooms 3.5 Bath

### CARMEL VALLEY

Large Backyard - Separate Living Quarters



\$949,000

3 Bedrooms 2 Bath

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### PACIFIC GROVE

Sweeping Bay Views - Remodeled - Gourmet Kitchen

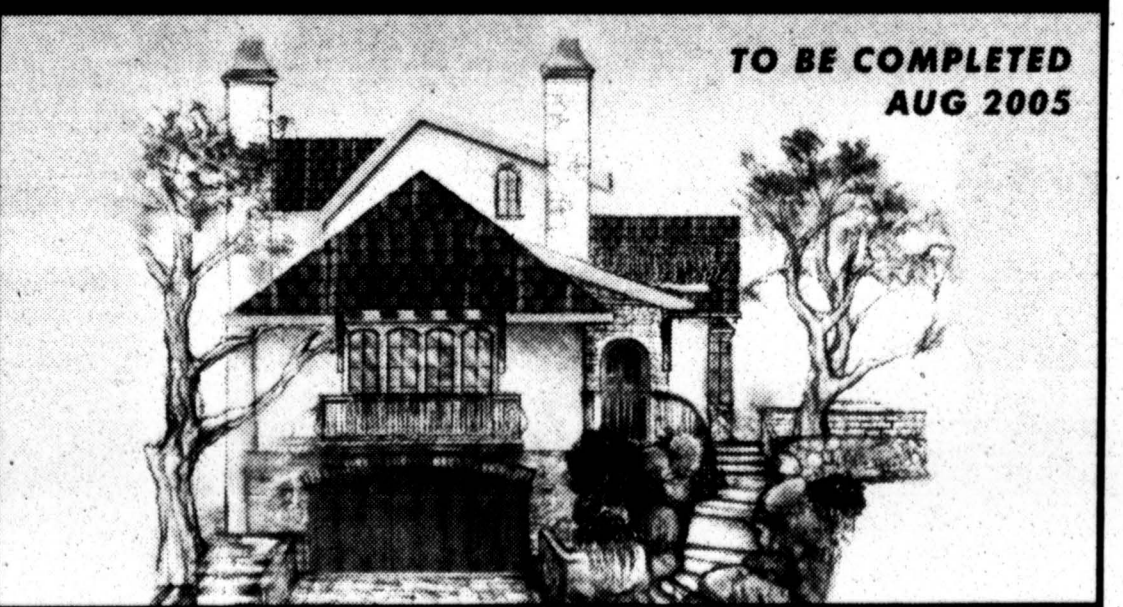


\$2,495,000

9 Bedrooms 9.25 Bath

### CARMEL

Custom Built - Ocean Views - Full List of Amenities Available



\$2,850,000

3 Bedrooms 2 Bath

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AUG 2005

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**HIGH MEADOW ACREAGE.** This beautiful 7+ acre parcel is a hidden jewel. There are beautiful views, from Pt. Lobos and the Pacific Ocean to the Santa Lucia Mountains. Its central location, in a fine Carmel neighborhood, features a southwestern exposure; the property is sunny & private yet situated just minutes away from other Peninsula cities. At this time, the lot is zoned for one custom home and a guesthouse. All utilities are underground and WATER IS AVAILABLE. **\$2,400,000.**

### Special Values...

**NEW LISTING — THIS IS IT!** Enjoy **OCEAN** and **MOUNTAIN** views from this light & bright, top floor Carmel condominium. An 1120 square foot end unit, with one bedroom, one bath, large open rooms, fireplace, high ceilings, separate office space, inside laundry & garage. Go out the front door to your favorite, restaurants and shops, then take a short stroll to the beach with your dog making your dreams a reality. **\$859,500.**

**CARMEL. MEDITERRANEAN ESTATE. "XANADU"** Located just a block from the beach, with stunning ocean views is this marvelous Mediterranean estate. Originally constructed in 1925, it was extensively remodeled, in 1981-83, by architect Don Wald in collaboration with its artistic owners. There are three bedroom suites plus a 1/2 bath, a generous living room/dining room combination, a cozy den with wet bar, a large family room, and a breakfast room off the kitchen. The home features three fireplaces, a double garage, and three lovely garden patios. Situated on a double lot (80'x100'), the property also includes a guest cottage. The colors of Xanadu are the colors of the sunset over Carmel Bay - the sky, the water and the setting sun. **\$12,500,000.**

**WALK TO TOWN.** Sunny and bright Carmel-by-the-Sea home with a legal rental unit. Main house has 4 bedrooms and 2 baths. The setting is private & peaceful with serene canyon views. It has an updated kitchen, new carpeting & lots of decks for your enjoyment. The rental unit has its own walkway & entry. **\$1,299,000.**


**CARMEL PIED-A-TERRER.** This beautifully remodeled, single story condominium is in the heart of Carmel. Walk to shops, restaurants and the beach. One bedroom, 1-1/2 baths, office and top-of-the-line appliances in the kitchen. End unit that is very bright and sunny. Located in an intimate, quiet complex of only six condos. Perfect as a charming pied-a-terre. **\$770,000.**



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### PUBLIC NOTICES

#### NOTICE OF PUBLIC HEARING LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF MONTEREY

PURSUANT TO Government Code Section 56660, notice is hereby given that the Local Agency Formation Commission of Monterey County will consider the following:

A proposal submitted by petition by Lit Ng, property owner, for a minor Sphere of Influence amendment and annexation of 410.33+ acres to the Salinas Rural Fire District (LAFCO File No. 05-03).

The property is located in the general vicinity south of Highway 68 and west of Laureles Grade. The purpose of the proposal is to provide fire suppression and emergency response services to the property, required as a condition of approval for a Minor Subdivision.

Pursuant to the California Environmental Quality Act, the Commission, acting as a responsible agency under the law, will read and consider the Negative Declaration adopted by the County of Monterey on May 13, 2004.

The public hearing will be held on Monday, July 25, 2005 at 4:00 p.m. in the Board of Supervisors Chambers, Monterey County Courthouse, 240 Church Street, Salinas, California. All persons wishing to make presentations for or against the proposal will be heard. Information on the proposal is on file at the LAFCO office and may be examined by interested persons.

**KATE MCKENNA, AICP,**  
Executive Officer  
Local Agency Formation  
Commission of Monterey  
County  
Publication dates: July 1, 2005.  
(PC705)

#### NOTICE OF PUBLIC HEARING LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

PURSUANT TO Government Code Section 56660, notice is hereby given that the Local Agency Formation Commission (LAFCO) of Monterey County will consider the following:

Request for Reconsideration of LAFCO action of May 23, 2005 regarding the proposed Carmel Valley Fire Protection District Reorganization (LAFCO file 04-04).

The proposed "Carmel Valley Fire Protection District Reorganization" (LAFCO file 04-04) would detach territory from a portion of the existing Carmel Valley Fire Protection District, form a new Fire Protection District, establish a Sphere of Influence for the new district and amend the Sphere of Influence of the existing district.

The present Carmel Valley Fire Protection District was created in 2000 by the consolidation of the Mid-Carmel Valley Fire Protection District (western portion of the valley) and the previous Carmel Valley Fire Protection District (eastern portion of the valley), with several subsequent annexations. The area proposed for detachment and formation is the eastern portion of the consolidated district. The boundaries of the area to be detached are the boundaries of

### PUBLIC NOTICES

the Carmel Valley Fire Protection District as they existed prior to consolidation, plus additional territory (Berta Ranch) that was recently annexed to the consolidated district.

On June 22, 2005, LAFCO received a Request for Reconsideration of LAFCO action of May 23, 2005 concerning this proposal. Pursuant to Government Code Section 56895, the Executive Officer will place the request on the agenda of the next meeting of the Commission and give notice of the consideration of the request by the Commission.

The public hearing will be held on Monday, July 25, 2005 at 4:00 p.m. in the Board of Supervisors Chambers, Monterey County Courthouse, 240 Church Street, Salinas, California. All persons wishing to make presentations for or against the proposal will be heard. Information on the proposal is on file at the LAFCO office and may be examined by interested persons.

If a person or group contributes or expends \$1,000 or more in support of or in opposition to a proposal before LAFCO, those contributions and expenditures must be disclosed. Additional information may be obtained at the County of Monterey Elections Department, 1370 South Main Street, Suite B, Salinas, CA 93901, phone number (831) 755-5085.

**KATE MCKENNA,**  
Executive Officer  
LAFCO of Monterey County  
132 W. Gabilan St., Suite 102  
Salinas, CA 93901  
(831) 754-5838  
Publication dates: July 1, 2005.  
(PC706)

#### NOTICE OF PUBLIC HEARING LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

PURSUANT TO Government Code Section 56660, notice is hereby given that the Local Agency Formation Commission (LAFCO) of Monterey County will continue consideration of the following:

The proposed "Carmel Valley Fire Protection District Reorganization" (LAFCO file 04-04), which would detach territory from a portion of the existing Carmel Valley Fire Protection District, form a new Fire Protection District, establish a Sphere of Influence for the new district and amend the Sphere of Influence of the existing district.

The present Carmel Valley Fire Protection District was created in 2000 by the consolidation of the Mid-Carmel Valley Fire Protection District (western portion of the valley) and the previous Carmel Valley Fire Protection District (eastern portion of the valley), with several subsequent annexations. The area proposed for detachment and formation is the eastern portion of the consolidated district. The boundaries of the area to be detached are the boundaries of the Carmel Valley Fire Protection District as they existed prior to consolidation, plus additional territory (Berta Ranch) that was recently annexed to the consolidated district.

The Commission considered this matter at a public hearing on May 23, 2005 and voted to continue to

### PUBLIC NOTICES

process the proposal. Pursuant to Government Code Section 56666, a continued public hearing will be held on Monday, July 25, 2005 at 4:00 p.m. in the Board of Supervisors Chambers, Monterey County Courthouse, 240 Church Street, Salinas, California. All persons wishing to make presentations for or against the proposal will be heard. Information on the proposal is on file at the LAFCO office and may be examined by interested persons.

If a person or group contributes or expends \$1,000 or more in support of or in opposition to a proposal before LAFCO, those contributions and expenditures must be disclosed. Additional information may be obtained at the County of Monterey Elections Department, 1370 South Main Street, Suite B, Salinas, CA 93901, phone number (831) 755-5085.

**KATE MCKENNA,**  
Executive Officer  
LAFCO of Monterey County  
132 W. Gabilan St., Suite 102  
Salinas, CA 93901  
(831) 754-5838  
Publication dates: July 1, 2005.  
(PC707)

#### NOTICE OF PUBLIC HEARING LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF MONTEREY

PURSUANT TO Government Code Section 56660, notice is hereby given that the Local Agency Formation Commission of Monterey County will consider the following:

A proposal submitted by resolution of the Board of Supervisors, in and for the County of Monterey, for the "Dissolution of County Service Area 10 (CSA 10-Laguna Seca/Pasadera providing wastewater collection and treatment services to residential and commercial properties within an 1,015-acre area" (LAFCO File No. 05-02).

The subject properties are located in the general vicinity of Highway 68 and York Road. Because the sanitation facilities have been sold to the California American Water Company, the County no longer provides services to the residents and dissolution of CSA 10 is required.

The proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15320 because the proposal involves a change in organization of local agencies where the changes do not change the geographical area in which previously existing powers are exercised.

The public hearing will be held on Monday, July 25, 2005 at 4:00 p.m. in the Board of Supervisors Chambers, Monterey County Courthouse, 240 Church Street, Salinas, California. All persons wishing to make presentations for or against the proposal will be heard. Information on the proposal is on file at the LAFCO office and may be examined by interested persons.

**KATE MCKENNA, AICP,**  
Executive Officer  
Local Agency Formation  
Commission of Monterey  
County  
Publication dates: July 1, 2005.  
(PC708)



## POLICE LOG

From page 4A

cashmere sweater was missing.

**Carmel-by-the-Sea:** Unknown subject entered an unlocked parked vehicle at Del Mar and took a wallet and a cell phone.

**Carmel-by-the-Sea:** Police officer responded to report of a vehicle leaking gasoline on Fourth Avenue. Upon arrival, observed a small leak near the right rear tire. Officer was able to contact the owner at a nearby restaurant. He moved the vehicle and Carmel Fire Department was called to clean up the roadway.

**Carmel-by-the-Sea:** Fire engine responded to a medical emergency. On scene, found an elderly female sitting on a step at Ocean and San Carlos. She stated she tripped and fell on the sidewalk outside the store. Ambulance was canceled and her right knee was bandaged. Patient refused further treatment and signed a release.

**Carmel-by-the-Sea:** Fire engine responded to a medical emergency at Dolores and Sixth. A man had fallen out of his wheelchair and had already been helped in. The person refused any contact.

**Carmel Valley:** Male reported that someone shot an unknown object through the front window of his Mid Valley Center business. This is the second time within four days.

**Carmel-by-the-Sea:** Fire engine and ambulance responded to a medical emergency in Mission Trail Park. A middle-aged developmentally disabled male, accompanied by an escort, tripped and fell in the park. Firefighters assisted ambulance crew with patient care, c-spine and loading. Patient was transported to CHOMP. Escort notified the male's care organization of the incident.

**Carmel-by-the-Sea:** Fire engine responded to a vehicle leaking gasoline. Located a 1998 Lexus parked on Fourth between Junipero and Mission leaking fuel from the fill area. Owner was contacted and stated he recently filled the tank and

parked on a hill. Owner reparked the car on more level ground and the leak stopped. Absorbent was placed on the spilled fuel.

**Big Sur:** A 60-year-old male reported his studio located on Highway 1 1 mile north of the San Luis Obispo County line was burglarized.

**Pebble Beach:** Pebble Beach Security turned over a bag that was found and turned in at the Carmel city gate.

**Carmel Valley:** Subject reported someone shut off the power to his house on Rancho San Carlos Road. Investigation revealed the power was turned off for nonpayment.

**Carmel area:** Female in the county area outside of Carmel reported a suspect threatened to tell her ex-husband about their affair if she did not do something with him.

**Carmel area:** Anonymous report of an adult male subject leading a 10-year-old female into a wooded area near the inn at Highway 1 and Rio Road. An area check was made. Subjects not located.

TUESDAY, JUNE 21

**Carmel-by-the-Sea:** Female called to report she terminated an employee at a San Carlos Street business. The subject became

enraged over his termination and began to cause a disturbance. Parties were separated and both were counseled.

**Carmel-by-the-Sea:** Female on Dolores Street called indicating a suspect was writing forged checks with her business information on the check.

**Carmel-by-the-Sea:** Female reported the loss of her cell phone on the beach.

**Carmel-by-the-Sea:** Subject reported his cell phone was

See **POLICE LOG** page 12B

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### Pebble Beach

Opportunity

3,200 sq. ft.

4 bedrooms

3 baths

\$2,850,000

Have you been searching for a quiet retreat in the woods? A place where flowers bloom, and the crisp ocean breeze dances through the ancient oaks? Well... this is the place for you. Situated on nearly one acre of land, this California ranch-style home boasts walls of windows to bring the outside in. The interior is spacious and fluid, with archways that open to entertainment areas.

For more information please contact:

**Pat Bini**

**831.521.1032**

**Pat@pathbini.com**



[www.carmelpinecone.com](http://www.carmelpinecone.com)

### As Seen in Architectural Digest



Step into the pages of Architectural Digest (Feb 2005) when you enter this incomparable and elegant Carmel Valley 2 bedroom 2 bath home. Renovated by internationally renowned decorator Sally Sirkin Lewis, the result is a union of interior perfection and exterior beauty, wonderfully sited on 3 acres in the gated Rancho Del Sol subdivision (off Miramonte). Among the lovely features of this approximately 4300 sq ft architect designed home are:

- Grand entry gallery with gallery hanging system
- Cook's kitchen large enough for a catering crew
- Sumptuous library with fireplace
- Workout area included in the master suite
- Separate wing with large artist's studio and office
- Extraordinary views...and so much more

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Spectacular views of valleys and mountains from this stately hillside residence. Elegant living room, formal dining, family rooms and wonderful outside entertaining areas. 3bd., plus office, 4 baths. **\$2,250,000**



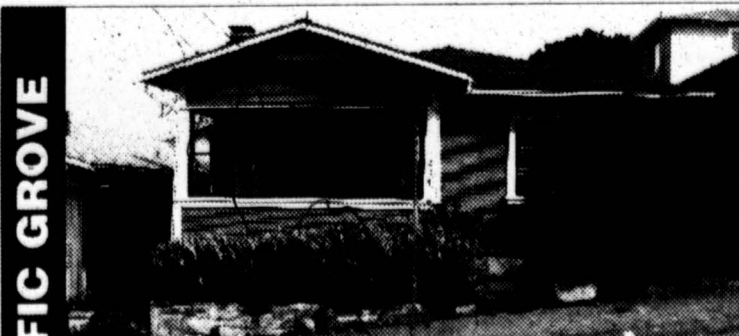
MONTEREY

Beautiful, bright and high on a hill. Lovely 4bd./3ba., home with gorgeous bay views from the large windows. 2 master suites, lovely mature gardens. Nothing to do but unpack! **\$1,295,000**



PACIFIC GROVE

Super cute and clean 2bd./1ba., home. Plenty of charm throughout, short stroll to downtown and beach. Nicely landscaped yards, ocean view, fireplace, 1 car garage, hardwood under carpet. **\$749,000**



PACIFIC GROVE

Charming home w/beautiful views of the bay! 2 bd., wood burning FP, living & din. rm., wood floors, replumbed, young roof, well maintained. Only 3 blocks to bay with enclosed porch and more! **\$749,000**

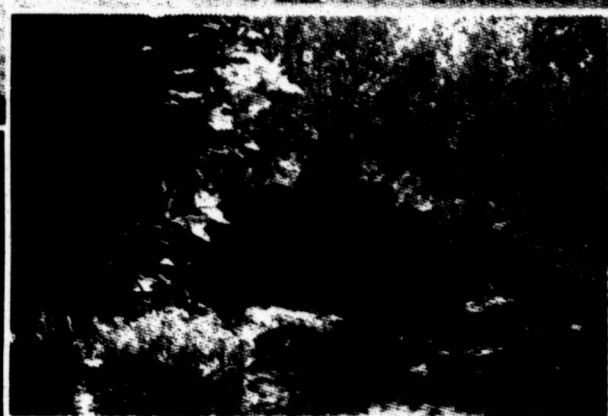


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## Carmel Point Beach Cottage

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A sun drenched Carmel Beach Cottage awaits your pleasure. Located on coveted Carmel Point, this home sits privately behind a gated front entry & views maturely landscaped gardens. Living areas comprised of 3 bedrooms, 3 1/2 baths, ground floor master suite with corner fireplace. Ocean views from the very private upstairs guest suite. Situated on an oversized lot, ideal for second home, yet large enough to be permanent residency - You Choose!



Offered at \$3,500,000

**Carla White**

Office 831.620.6177

Mobile 831.915.6187

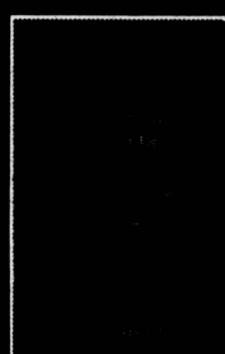
carlacarmel@aol.com

## Monterey

ALAIN PINEL  
REALTORS

Beautifully remodeled! Three bedroom / 2 bathroom home boasting 1,450 square feet of living area. Offering beautiful views, a huge and stunning master suite with walk-in closet, vaulted ceilings, remodeled bathroom & kitchen and access to private deck with wonderful views. Other accents include: hardwood flooring accents, formal dining room, utility room and more.

Offered at \$799,800

**David Mauldwin**

831.620.6122

dmauldwin@apr.com

## Carmel-by-the-Sea

ALAIN PINEL  
REALTORS

Open Saturday 12-2 & Sunday 2-4  
Vizecaino 8 SW of Mountain View

Hidden Treasures... await you in this exceptionally light and bright home designed and remodeled (from the ground up) by International award winning designer Gail Lehman just four and one half years ago. Situated on an oversized lot just four short blocks to town, it overlooks a serene redwood canyon. Enjoy outdoor living on your private deck overlooking the beautiful canyon. Fabulous floor plan with a stunning stairway lit with twelve skylights. Best of all there is a completely plastered and carpeted two-car garage with half bath, if you choose to use this as your own Studio.

Offered at \$2,195,000

**Jack Gelke**

831.601.0668

www.jackgelke.com

## Carmel-by-the-Sea

ALAIN PINEL  
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Open Saturday & Sunday 2-4  
SE Corner Carpenter & 2nd

ATTENTION: Builders & Investors - 8,000 Square foot level DOUBLE LOT with plenty of water credits and close to downtown Carmel. Don't miss this UNIQUE OPPORTUNITY to remodel the existing 5 bedroom/4+bathroom home or build two new homes on two beautiful 80'x50' lots in Carmel-by-the-Sea!

Price reduced to \$1,725,000

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## Villa Portola – Pebble Beach



Located on Pebble Beach's famed Cypress Point, Villa Portola is an elegant, gated Mediterranean estate set on 1.3 acres of beautifully landscaped grounds. Perfect for those who desire to entertain on a lavish scale with a commercially equipped kitchen and a formal dining room for large or small dinner parties. Or simply enjoy getting away from it all on the patio while listening to the ocean's waves. The ground floor 1354 sq. ft. Master retreat features a connecting exercise/spa wing with sauna overlooking the lawns and waterfall for the ultimate in relaxation. Additional features of this almost 10,000 sq. ft. home include a rotunda entry with 2-story high trompe l'oeil ceiling, 6 bedrooms, 5.5 bathrooms, office, separate, fully-contained guesthouse, elevator, 6-car garage and a TV security system.

Offered at \$7,950,000



**Pat Ward**

831.236.2268

[ward.patricia@comcast.net](mailto:ward.patricia@comcast.net)

**Ceci Brown**

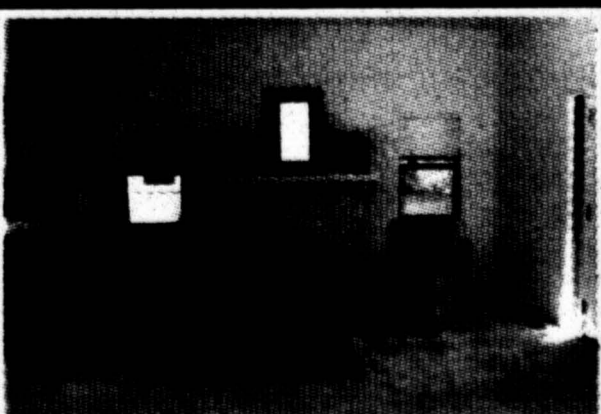
831.601.8654

[cecirider@sbcglobal.net](mailto:cecirider@sbcglobal.net)

## Carmel-by-the-Sea



A Must See! Located close to downtown shops and amenities, this spacious home in a quiet area boasts 3 bedrooms each with it's own full baths and approx. 1,550 sq. ft. Remodeled in 1995 and recently in 2001 the heater, ducting and water heater were replaced. The living room includes vaulted ceilings, gas log fireplace, and a peek of the ocean from the bay window. Add your personalized cosmetic touches to reflect your taste. Enjoy a spacious feeling in almost every room in the home. Ample off-street parking and a couple of redwood trees to enhance the "coastal" feeling!



Bring your "value buyers" - there are few homes of this size available at this price!

Offered at \$1,250,000

**Thomas E. Holmes**

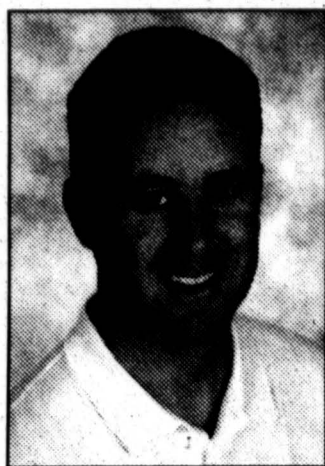
831.620.6115

831.915.5544

[thomas@holmessite.com](mailto:thomas@holmessite.com)







## Dan Hopkins

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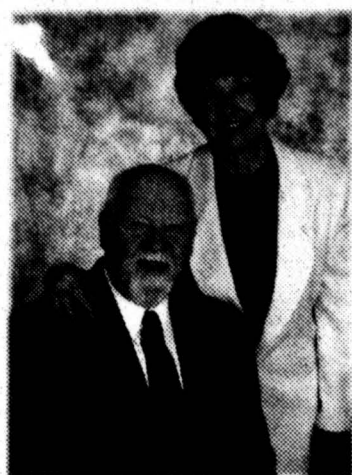
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## POLICE LOG

From page 9B

taken from his unlocked truck while it was parked on Santa Fe Street.

**Carmel-by-the-Sea:** Citizen reported a past-tense loose dog around her Camino Real home. She stated she had seen the dog loose twice. The owner was contacted and advised of the ordinance. Discussed was the construction that was taking place at the residence. A warning was given.

**Carmel-by-the-Sea:** Male reported putting an envelope on the roof of his car and driving off. He cannot find the envelope along the route he traveled.

**Carmel-by-the-Sea:** Traffic collision on Dolores Street on public property. Property damage only.

**Carmel-by-the-Sea:** A female, age 83, was arrested for DUI after hitting two cars on Carpenter Street.

**Carmel Valley:** Person from Carmel Middle School reported someone drove on the school lawn, causing damage.

**Carmel area:** A 50-year-old male reported being hospitalized after attending a wine and food tasting event at The Barnyard shopping center.

**Carmel-by-the-Sea:** Report of a subject taking plants from her former Monte Verde residence. Contacted the subject, who stated she was taking the plants on orders of the property manager. Another subject confronted her as to the taking of the plants, and the former resident called police due to the fact that the other female wouldn't allow her to leave. That female said she had no business being on the property. The new property owner was contacted and said she would be allowed to get the plants but if she was on the property, she would be arrested for trespassing. The former tenant was advised to take her plants and not to come back. If she had other property, she was advised to go through the property manager.

**Carmel area:** A 52-year-old male employee of the Carmel Area Wastewater District reported finding three credit cards in the office parking lot on Rio Road. Owner could not be located.

WEDNESDAY, JUNE 22

**Carmel-by-the-Sea:** Report of loud music and people coming and going from a party on Mission Street. Responsible contacted and advised of the complaint. The party was quieted down.

**Carmel-by-the-Sea:** A female subject, age 48, was arrested after a DUI crash on Junipero Street.

**Carmel-by-the-Sea:** Found Motorola cell phone in black cover with belt clip on Ocean Avenue. Owner notified property was available for pickup at Carmel P.D. with presentation of photo I.D. and asked to give information on photo wallpaper of phone.

**Carmel-by-the-Sea:** Subject found an envelope in his driveway.

**Carmel-by-the-Sea:**

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(Forest Grove Condominium Complex)

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Move in—sit down—start "eating." No preparation is necessary—the kitchen and both baths have been "marinated" (remodeled). The "main course" features a "supersized" living room with a "side" of fireplace. The roof, furnace and water heater are fresher. The landscaping is "cooked" to perfection and just as easy to maintain. The "second course" includes a formal dining room "topped" off with an "eat-in" kitchen. The 3rd course includes a "spicy" den—2 "medium rare" bedrooms. For dessert—garage with workshop. All this at a price—\$1,200,000—with enough left over for after dinner drinks. Season to taste. Bon Appetit!

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GRI, CRS, SRES

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659-1901

Democracy must be something more than two wolves and a sheep voting on what time to have dinner.

— James Bourard





## POLICE LOG

From page 9B

Police chief saw three subjects on skateboards on Monte Verde Street violating the city's municipal code. They were contacted and warned.

**Carmel-by-the-Sea:** Three subjects were involved in a dispute because of a traffic incident on Junipero. Subjects counseled and no further action necessary. Pedestrian was cut off by driver of vehicle.

**Carmel-by-the-Sea:** Fire engine responded to a fire alarm at Junipero and Fifth. A water valve on Mission Street had been shut off, possibly by construction workers during the repaving of Mission Street. The valve supplied water to the fire sprinkler system of the restaurant. Cal-Am turned the valve back on, which set off the water-flow alarm.

**Carmel-by-the-Sea:** Fire engine responded to request for public assistance at a Franciscan Way residence. On scene, disconnected electrical wires from a doorbell that was malfunctioning. Owner advised to call handyman to repair.

**Carmel-by-the-Sea:** Fire engine responded on an automatic aid structure fire on Pescadero Road. Arrived on scene of a two-story residence with nothing showing. A resident met firefighters outside and said he had an electrical outlet that was smoking, so he shut off the power. Discovered a burned electrical outlet in the kitchen that the stove was plugged into. The surrounding wall was not hot, and an exam with the thermal imager was negative. Cypress Fire Protection District engine arrived, and the call was turned over to that crew.

**Pebble Beach:** A 67-year-old male Hermitage Road resident reported someone wrote on his house with a black felt-tip stating, "The Game."

THURSDAY, JUNE 23

**Carmel-by-the-Sea:** Subject found a camera at Del Mar. Returned to owner.

**Carmel-by-the-Sea:** Subject found a purse on Junipero Street.

**Carmel-by-the-Sea:** Female reported losing her ring at Del Mar beach on Tuesday.

**Carmel-by-the-Sea:** Subject was transported from Torres Street to Natividad Medical Center for a 72-hour evaluation under Section 5150 of the Welfare & Institutions Code due to death threats made toward his family members, himself and officers.

FRIDAY, JUNE 24

**Carmel-by-the-Sea:** Female reported the loss of her watch possibly more than two weeks ago in the business area.

**Carmel-by-the-Sea:** Past-tense traffic accident occurred on 06-22. Vehicle vs. parked vehicle on Eighth Avenue. For documentation purposes only.

**Carmel-by-the-Sea:** Female flagged down an officer on Monte Verde Street to turn over a dog she found wandering in

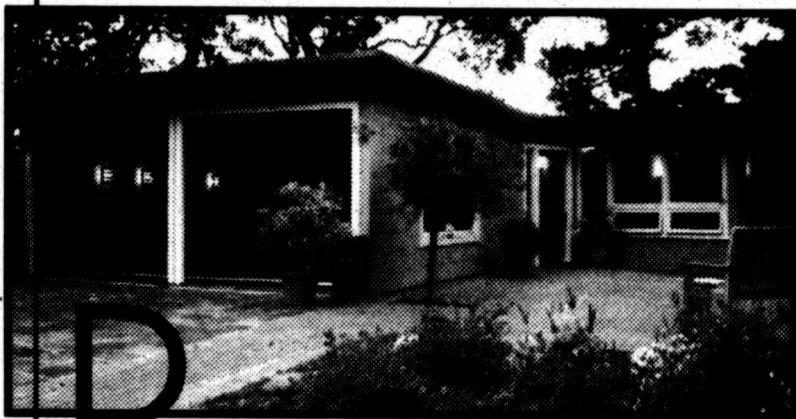
the roadway. She was afraid because the dog had been hit by a vehicle and was going to be hit again. Upon checking the dog more closely, it was not injured and did not appear as though it was hit by a vehicle. Attempts to locate the owner by the dog's tags met with negative results. The dog was taken into custody and transported to the station. A short time later, the owner came to the station, paid the required fees and the dog was released to him.

**Carmel Valley:** A male, age 60, reported that while walking on Southbank Road near Los Agrinensors, he noticed a potted marijuana plant 50 feet off the side of the road.

**Carmel-by-the-Sea:** Dog vs. person bite on Carmel Beach.  
**Carmel Valley:** A 77-year-old female Robles del Rio resi-

See POLICE LOG page 16B

## Contemporary Cottage



residing over a quiet oak-studded 1/3 acre corner lot, within 8 blocks of downtown, this completely remodeled home is a fresh new classic. Clean lines, stainless accents, bamboo floors and vessel sinks create the perfect backdrop for today's living. 1600 sq. ft. include a separate studio plus 2 bedrooms and baths in the main house. Two car garage boasts 6 French doors and is beautifully finished for extra play and work space. Redwood and copper decks, brick patio and a hot tub sit amid landscaped tranquility and Carmel's most precious commodity: space.

**David MacQuown** \$1,465,000  
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## Private Forested Retreat



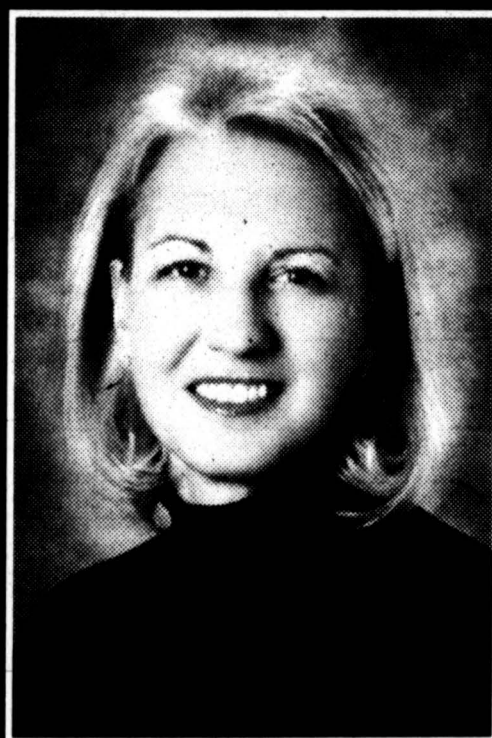
After a hard days work or walk on the beach, escape to your private cul-de-sac location within walking distance to all that downtown Carmel has to offer. Bonus 1 bedroom, 1 bath attached downstairs area creates privacy for you and your guests. Enjoy outdoor living on the deck overlooking the forested canyon and cool evenings in the great room with a Carmel stone fireplace. Also includes a 1 car garage and detached storage area. Offered at \$1,599,999

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**Tony Tersol, Buyer, Pacific Grove:** "Markus & Mission Hills Mortgage helped refinance our home a few years ago. Their attention to detail and helpful guidance greatly facilitated the process. I have recommended the to friends & they too have found them to be very easy to work with."

**Steven & Vickie Norman, Buyers, Seaside:** "With Markus it's all about satisfying the customer. He really

listened to our concerns & expectations and matched each of them with confidence and a willingness to achieve our goal. He worked miracles! Call him!"

**Mark & Nancy Williams, Seaside:** "Markus and his team were great! They're efficient, professional and, most importantly, willing to educate. A definite value-added consultant group."

**Nore Centeno, Realtor, Watsonville:** "I have referred all my clients to Mission Hills Mortgage. They provide a level of trust, compassion and sincerity unequalled in any other lender."

**Ken & Irene Edward, Buyers, Carmel:** "It was a great experience to come to Mission Hills Mortgage. Markus, and all of his valuable experience and dependability, will go to work for you!"

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**Mission Hills Mortgage Bankers**



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Laura

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**CARMEL**

<b>\$925,000</b>	<b>2bd 1ba</b>	<b>Su 1-3</b>
3219 Serra Avenue	Carmel	626-2221
<b>\$1,095,000</b>	<b>2bd 1ba</b>	<b>Su 1:30-3:30</b>
24498 Pescadero	Carmel	626-2222
<b>\$1,245,000</b>	<b>2bd 2ba</b>	<b>Sa 2-4 Su 1-3</b>
24833 Santa Fe	Carmel	626-2222
<b>\$1,250,000</b>	<b>3bd 3ba</b>	<b>Sa 1-4 Su 1-3</b>
Santa Fe 5 NE of 2nd	Carmel	622-1040
<b>\$1,298,000</b>	<b>3bd 2ba</b>	<b>Sa Su 1-4</b>
24824 Carpenter Road	Carmel	624-6461
<b>\$1,299,000</b>	<b>4bd 2ba</b>	<b>Su 1-3</b>
Torres, 4 NE 10th	Carmel	624-3829
<b>\$1,465,000</b>	<b>2bd 2ba</b>	<b>Sa 12-4</b>
25245 Ward Place	Carmel	238-3522
<b>\$1,549,000</b>	<b>3bd 2.5ba</b>	<b>Sa Su 2-4</b>
SW Corner Monterey & 1st	Carmel	624-0136
<b>\$1,599,999</b>	<b>2bd 2ba</b>	<b>Sa Su 2-4</b>
3340 7th Place	Carmel	624-6461
<b>\$1,650,000</b>	<b>3bd 2.5ba</b>	<b>Sa 2-4</b>
Junipero 3 NE 8th	Carmel	624-0136
<b>\$1,695,000</b>	<b>4bd 4ba</b>	<b>Sa 2-4</b>
3045 Ribera Road	Carmel	624-0136
<b>\$1,750,000</b>	<b>3bd 2.5ba</b>	<b>Sa 1-3</b>
Santa Rita 3 SE of 2nd	Carmel	624-6461
<b>\$1,795,000</b>	<b>5bd 4+ba</b>	<b>Sa Su 2-4</b>
Carpenter and 2nd	Carmel	622-1040
<b>\$1,869,000</b>	<b>3bd 3.5ba</b>	<b>Sa 1-3</b>
3508 Lázaro	Carmel	626-2222
<b>\$1,975,000</b>	<b>3bd 2.5ba</b>	<b>Sa Su 2-4</b>
Viccano 3 SW Mtn. View	Carmel	626-2222
<b>\$1,995,000</b>	<b>3bd 2ba</b>	<b>Sa 11-1 Su 1-4</b>
Junipero 8 NW of 10th	Carmel	622-1040
<b>\$1,995,000</b>	<b>3bd 2ba</b>	<b>Sa 2-4 Su 1-4</b>
Camino Real 13 NE 4th	Carmel	624-6482

<b>\$2,195,000</b>	<b>2bd 2ba</b>	<b>Sa 2-4 Su 2-5</b>
SE Corner Torres & 6th	Carmel	622-1040
<b>\$2,195,000</b>	<b>3bd 3.5ba</b>	<b>Sa 12-2 Su 2-4</b>
Viccano 8 SW of Mtn. View	Carmel	622-1040
<b>\$2,195,000</b>	<b>3bd 2.5ba</b>	<b>Sa 2-4 Su 1-4</b>
Camino Real 4 NE of 13th	Carmel	626-2222

<b>\$2,225,000</b>	<b>2bd 2ba</b>	<b>Sa Su Mon 2-4</b>
Torres 4 SE 9th	Carmel	624-0136
<b>\$2,260,000</b>	<b>5bd 3.5ba</b>	<b>Su 1-4</b>
25995 Junipero	Carmel	624-6461
<b>\$2,425,000</b>	<b>2bd 2ba</b>	<b>Sa 12-2</b>
2784 Pradera Road	Carmel	624-6482

<b>\$2,495,000</b>	<b>3bd 3ba</b>	<b>Sa Su 2-4</b>
SW Corner Monte Verde & 9th	Carmel	624-6482
<b>\$2,645,000</b>	<b>3bd 3.5ba</b>	<b>Sa Su 1-4</b>
2 NE of 7th on Casanova	Carmel	620-1449

<b>\$2,750,000</b>	<b>3bd 3ba</b>	<b>Sa 12-4 Su 1:30-4</b>
2417 San Antonio	Carmel	624-6482
<b>\$2,795,000</b>	<b>3bd 2.5ba</b>	<b>Sa 1-4</b>
26335 River Park Place	Carmel	626-2223

<b>\$2,885,000</b>	<b>3bd 3.5ba</b>	<b>Sa 2:30-4:30 Su 2-4</b>
Monte Verde 3 SW 13th	Carmel	624-0136
<b>\$2,950,000</b>	<b>5bd 5.5ba</b>	<b>Sa 1-3 Su 1-4</b>
3424 7th Avenue	Carmel	624-0136

<b>\$2,995,000</b>	<b>3bd 2ba</b>	<b>Sa Su 1-4</b>
2752 16th Avenue	Carmel	622-1040
<b>\$2,995,000</b>	<b>3bd 3.5ba</b>	<b>Sa 1-3</b>
Dolores 3 SE of 7th	Carmel	626-2222

<b>\$3,100,000</b>	<b>4bd 2ba</b>	<b>Su 2-4</b>
2455 San Antonio	Carmel	624-6482
<b>\$3,250,000</b>	<b>5bd 3.5ba</b>	<b>Sa 11:30-1:30</b>
3292 Martin Road	Carmel	624-6482

<b>\$3,250,000</b>	<b>5bd 3.5ba</b>	<b>Su 2-4</b>
3292 Martin Road	Carmel	624-6482
<b>\$3,295,000</b>	<b>4bd 3.5ba</b>	<b>Sa 2:30-4:30 Su 2-4</b>
24804 Eastfield Place	Carmel	624-6482

<b>\$4,689,000</b>	<b>4bd 3.5ba</b>	<b>Sa 1-4</b>
204 Upper Walden Road	Carmel	626-2222
<b>\$5,195,000</b>	<b>5bd 5.5ba</b>	<b>Su 1-4</b>
25434 Hatton Rd	Carmel	622-1040

<b>\$5,595,000</b>	<b>3bd 3.5ba</b>	<b>Sa 1-3 Su 12-3</b>
2441 Bayview	Carmel	622-1040
<b>\$6,700,000</b>	<b>3bd 5ba</b>	<b>Sa Su 11-1</b>
26327 Scenic	Carmel	626-2222

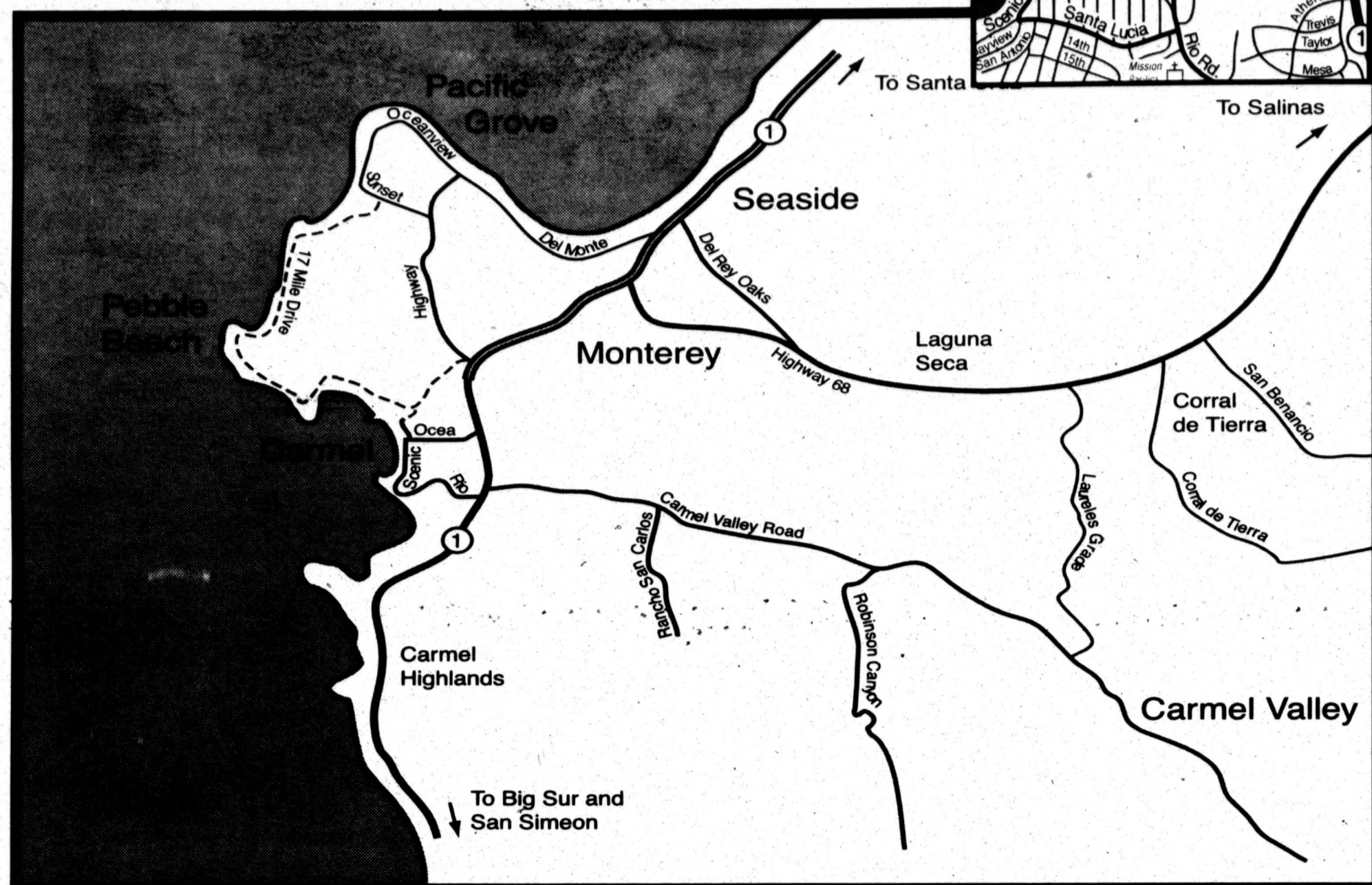
<b>\$6,750,000</b>	<b>4bd 3ba</b>	<b>Su 1-3</b>
2600 Ribera Road	Carmel	626-2222
<b>\$7,750,000</b>	<b>3bd 3.5ba</b>	<b>Su 11-5</b>
30980 Aurora Del Mar	Carmel	625-0500

<b>\$8,595,000</b>	<b>1bd 1ba</b>	<b>Sa 1:30-5 Su 1:30-4</b>
4 SE Mission & 4th	Carmel	624-3829

**CARMEL HIGHLANDS**

<b>\$1,700,000</b>	<b>3bd 2.5ba</b>	<b>Sa 11-4 Su 1-4</b>
32 Mt. Devon Drive	Carmel Highlands	625-0500
<b>\$2,295,000</b>	<b>3bd 2.5ba</b>	<b>Sa 12-3</b>
91 Corona Road	Carmel Highlands	521-0453

## THIS WEEKEND'S OPEN HOUSES July 2-3

**CARMEL VALLEY**

<b>\$2,745,000</b>	<b>5bd 4+ ba</b>	<b>Sa 1-4</b>
125 Carmel Riviera	Carmel Highlands	622-1040
<b>\$2,795,000</b>	<b>3bd 4ba</b>	<b>Mon 10-1</b>
154 San Remo	Carmel Highlands	622-1040

**CARMEL VALLEY**

<b>\$545,000</b>	<b>1bd 1ba</b>	<b>Sa 1:30-3:30</b>
212 Del Mesa Carmel	Carmel Valley	626-2222
<b>\$850,000</b>	<b>2bd 2ba</b>	<b>Sa 1:30-3:30</b>
243 Del Mesa Carmel	Carmel Valley	626-2222

<b>\$879,000</b>	<b>2bd 2ba</b>	<b>Sa Su 2-4</b>
7020 Valley Greens Drive, #13	Carmel Valley	659-2267
<b>\$895,000</b>	<b>3bd 2.5ba</b>	<b>Sa 1-4</b>
37 El Potrero	Carmel Valley	626-2221

<b>\$1,125,000</b>	<b>4bd 2+ba</b>	<b>Sa 11-1 Su 2-4</b>
73 Paso Mediano	Carmel Valley	659-2267
<b>\$1,150,000</b>	<b>3bd 2ba</b>	<b>Sa Su 1-4</b>
26505 Cañada Way	Carmel Valley	626-2224

<b>\$1,549,000</b>	<b>3bd 2ba</b>	<b>Sa 2-4 Su 2-4</b>
26 Paso Del Rio	Carmel Valley	659-2267
<b>\$1,595,000</b>	<b>Lot</b>	<b>Sa Su 12-12:30</b>
34555 Cachagua Road	Carmel Valley	659-2267

<b>\$1,725,000</b>	<b>4bd 2ba</b>	<b>Sa 1-3</b>
249 Nido Way	Carmel Valley	659-2267
<b>\$1,790,000</b>	<b>3+bd 4ba</b>	<b>Su 2-4</b>
13370 Middle Canyon	Carmel Valley	622-1040

<b>\$1,795,000</b>	<b>3bd 2.5ba+2bd 1ba</b>	<b>Sa Su 1-4</b>
26175 Rinconada	Carmel Valley	622-1040
<b>\$1,795,000</b>	<b>4bd 3ba</b>	<b>Su 1-3</b>
14 Vista Ladera	Carmel Valley	626-2222

<b>\$2,495,000</b>	<b>4bd 3ba</b>	<b>Su 2-4</b>
27299 Prado del Sol	Carmel Valley	626-2222
<b>\$2,499,000</b>	<b>3bd 4ba</b>	<b>Su 1-4</b>
8030 Poplar	Carmel Valley	622-1040

<b>\$2,500,000</b>	<b>3bd 3ba</b>	<b>Su 2-4:30</b>
25987 Rio Vista Drive	Carmel Valley	625-0500
<b>\$2,988,888</b>	<b>4bd 4+ba</b>	<b>Sa 4-7</b>
75 E. Carmel Valley Rd.	Carmel Valley	622-1040

**MARINA**

<b>\$768,800</b>	<b>3bd 2ba</b>	<b>Sa 2-4</b>
3032 King Circle	Marina	622-1040

**MONTEREY**

<b>\$445,000</b>	<b>1bd 1ba</b>	<b>Sa 1-4</b>
500 Glenwood Circle	Monterey	622-1040
<b>\$849,000</b>	<b>3bd 2ba</b>	<b>Sa 1-4</b>
1207 Hoffman	Monterey	622-1040

<b>\$885,000</b>	<b>3bd 1.5ba</b>	<b>Su 2-4</b>
238 Mar Vista Drive	Monterey	625-0500
<b>\$930,000</b>	<b>3bd 2ba</b>	<b>Sa 2-4</b>
139 Dunecrest Avenue	Monterey	626-2222

<b>\$965,000</b>	<b>3bd 3ba</b>	<b>Sa 1-4</b>
494 Mar Vista Dr	Monterey	622-1040
<b>\$994,500</b>	<b>4bd 3ba</b>	<b>Sa 1-3</b>
7 Wyndemere	Monterey	402-3950

**MONTEREY SALINAS HWY.**

<b>\$1,195,000</b>	<b>4bd 2ba</b>	<b>Su 1-3</b>
142 Seafoam	Monterey	646-2120
<b>\$1,200,000</b>	<b>3bd 2ba</b>	<b>Su 12-3</b>
1011 Franklin Street	Monterey	626-2226

<b>\$1,200,000</b>	<b>3bd 2ba</b>	<b>Sa 2:30-4:30</b>
1011 Franklin Street	Monterey	626-2226
<b>\$1,285,000</b>	<b>3bd 2.5ba</b>	<b>Sa 1-3</b>
9 Chastwood Place	Monterey	521-0741

<b>\$1,750,000</b>	<b>4bd 3.5ba</b>	<b>Su 1-4</b>
115 Dunecrest	Monterey	622-1040

<b>\$1,055,000</b>	<b>2bd 2.5ba</b>	<b>Sa Su 1-4</b>
25949 Deer Run Lane	Mtury/Sins Hwy	626-2222
<b>\$1,129,000</b>	<b>5bd 3ba</b>	<b>Su 2:30-4:30</b>
23068 Espada Drive	Mtury/Sins Hwy	626-2222

<b>\$1,325,000</b>	<b>3bd 2.5ba</b>	<b>Sa 2-4</b>
401 Corral de Tierra	Mtury/Sins Hwy	659-2267
<b>\$1,595,000</b>	<b>4bd 3.5ba</b>	<b>Sa Su 1-4</b>
19815 Spring Ridge Terrace	Mtury/Sins Hwy	622-1040

<b>\$1,795,000</b>	<b>4bd 3.5ba</b>	<b>Sa 1-4</b>
23735 Spectacular Bird Lane	Mtury/Sins Hwy	626-2221
<b>\$1,865,000</b>	<b>3bd 2.5ba</b>	<b>Su 12-2</b>
12121 Saddle Road	Mtury/Sins Hwy	626-2222

<b>\$1,875,000</b>	<b>4bd 2.5ba</b>	<b>Sa 12-3 Su 2-4</b>
129A San Benancio	Mtury/Sins Hwy	625-0500
<b>\$1,899,000</b>	<b>5bd 4+ba</b>	<b>Su 1:30-3:30</b>
25480 Boots Road	Mtury/Sins Hwy	659-2267

<b>\$3,695,000</b>	<b>6bd 6.5ba</b>	<b>Sa 2-4:30</b>
601 Belavida	Mtury/Sins Hwy	622-1040

**NORTH SALINAS**

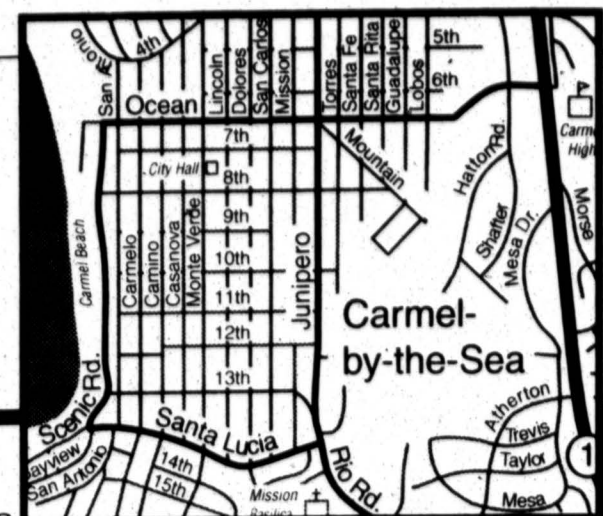
<b>\$699,000</b>	<b>4bd 2.5ba</b>	<b>Su 1-4</b>
1050 Charlestown	North Salinas	622-1040
<b>\$711,000</b>	<b>3bd 2.5ba</b>	<b>Sa 1-3 Su 2-4</b>
1239 De Cunha Court	North Salinas	659-2267

**PACIFIC GROVE**

<b>\$699,000</b>	<b>2bd 2ba</b>	<b>Su 1-4</b>
602 Acorn Court	Pacific Grove	657-9932
<b>\$799,000</b>	<b>2bd 1ba</b>	<b>Sa 12-1:30</b>
514 11th Street	Pacific Grove	626-2222

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## PEBBLE BEACH

<b>\$2,588,888</b> 4bd 3ba	Sa Su 1-4
4054 El Bosque	Pebble Beach
Alain Pinel Realtors	622-1040
<b>\$2,895,000</b> 4bd 4ba	Sa Su 1-3
3137 Bird Rock Road	Pebble Beach
Coldwell Banker Del Monte	626-2222
<b>\$2,950,000</b> 3bd 3ba	Sa 2-4
1408 Oleada	Pebble Beach
Coldwell Banker Del Monte	626-2222
<b>\$2,995,000</b> 4bd 4.5ba	Sa Su 2-4
1046 Marchetta Lane	Pebble Beach
Coldwell Banker Del Monte	626-2222
<b>\$3,595,000</b> 3bd 3.5ba	Sa 1-3
1475 Alva Lane	Pebble Beach
Coldwell Banker Del Monte	626-2222
<b>\$4,500,000</b> 3bd 2.5ba	Sa 1-4 Su 2-4
3020 Cormorant Road	Pebble Beach
The Mitchell Group	646-2120
<b>\$2,850,000</b> 4bd 3ba	Sa Su 1-4
1438 Lisbon	Pebble Beach
Remax renowned properties	521-1032

## SALINAS

<b>\$769,000</b> 3bd 2ba	Su 2-4
17715 Riverbend	Salinas
Coldwell Banker Del Monte	626-2222

## SAN JUAN BAUTISTA

<b>\$675,000</b> 3bd 2ba	Su 1-4
402 6th Street	San Juan Bautista
John Saar Properties	625-0500

## SEASIDE

<b>\$599,000</b> 2bd 1ba	Sa 2-4
1756 Luzern Street	Seaside
The Mitchell Group	646-2120
<b>\$620,000</b> 2bd 1ba	Sa 12-2
580 Hilby Avenue	Seaside
Coldwell Banker Del Monte	626-2221
<b>\$668,000</b> 3bd 1ba	Sa 3-5
1451 Elm Ave	Seaside
Alain Pinel Realtors	622-1040

## SOUTH COAST

<b>\$4,000,000</b> 5bd 4+ba	Sa 1-4
36296 Garrapata Ridge	South Coast
John Saar Properties	625-0500

## SPRECKLES

<b>\$649,999</b> 3bd 2ba	Sa 11-2 Mon 1-4
79 1st Street	Spreckles
John Saar Properties	625-0500

ALAIN PINEL *Realtors*

## PEBBLE BEACH

This exceptional Tuscan estate offers ocean views; master suite with his and hers baths; media and fitness rooms; guest wing with kitchen and separate entry; wine cellar and library. State-of-the-art home electronics system, elevator and 4 fireplaces and the finest of finishes compliment this 5bd/6ba home located in the exclusive gated community of Macomber Estates.

Offered at \$10,500,000

## CARMEL HIGHLANDS

Located just 4 miles south of Nepenthe and 1 mile south of Coast Gallery on Highway 1, this breathtaking piece of land with ocean views is approximately 5.2 acres and presents a rare opportunity to own vacant land on the Big Sur coast.

Offered at \$899,000



## PEBBLE BEACH

This Magnificent Cypress Point Estate is just minutes to beautiful beaches and world famous golf courses. The fabulous 6+ bedroom, 4+ bathroom, approx. 9,893 sf home is grand and perfect for entertaining or just relaxing and listening to sounds of the nearby ocean. The incredible master retreat is complete with a gym and sauna. The expansive grounds are beautifully landscaped.

Offered at \$7,950,000



## CARMEL

Located on coveted Carmel Point, this home sits privately behind a gated front entry & views maturely landscaped gardens. Living areas comprised of three bedrooms, three and one half baths, ground floor master suite with corner fireplace. Ocean views from the very private master suite. Situated on an oversized lot, ideal for second home, yet large enough to be permanent residency - You Choose!

Offered at \$3,500,000



## PEBBLE BEACH

Located a short distance to the ocean and golf, this exceptional home is set on a large corner lot high above the neighbors and road below. Remodeled with style and grace and offering hardwood floors, all new baths, designer accents and so much more this large home in the Country Club area of Pebble Beach is a rare find in size, quality and price.

Offered at \$1,895,000



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## POLICE LOG

From page 14B

dent reported a vandalism to her residence.

**Pebble Beach:** A female Lasauen Road resident reported a vandalism to her daughter's vehicle.

**Carmel Valley:** A 55-year-old male Wawona Road resident called 911 and said he was going to kill himself. When the

deputy arrived, the male stated he was going to kill himself and reached for a knife in the sink area. He was placed in handcuffs and transported to Natividad Medical Center for evaluation.

**Carmel area:** Female Mission Fields Road resident, age 94, reported her neighbors are harassing her with an artificial bird.

**Carmel Valley:** A traffic stop was conducted on a 56-year-old male at Carmel Valley Road and Brookdale. After conducting a series of tests, California Highway Patrol determined him to be under the influence of alcohol and arrested him.

SATURDAY, JUNE 25

**Carmel-by-the-Sea:** Female subject on Ocean Avenue taken on a 72-hour hold under Section 5150 W&I due to being a gravely disabled adult unable to care for herself.

**Carmel-by-the-Sea:** A citizen found a loose dog below Del Mar and brought it to the department. The dog was placed in the kennel. The owners came to the station for the dog and were

See **POLICE LOG** page 18B

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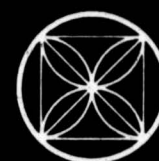
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611 9th Street  
306 Carmel Avenue  
722 Hillcrest  
801 Junipero  
810 Lighthouse #406  
789 Lighthouse  
1020 McFarland  
414 Monterey Avenue  
832 Lighthouse  
764 Junipero  
3018 Ransford Circle  
61 Country Club Gate

### Monterey Peninsula/Area Sales

1 Surf Way #206, Monterey  
1961 David Avenue, Monterey  
3450 Rio Road #21, Carmel  
7 Hacienda Carmel, Carmel  
6477 Boyer Drive, Salinas  
105 Calle Quien Sabe, Carmel Valley  
720 Irving Street, Monterey  
685 Jessie Street, Monterey  
640 Palm Avenue, Seaside  
830 Pheasant Ridge Road, DRO  
468 Sunrise Place, Marina  
21020 Country Park Road, Salinas



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Realtor®



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125 Surf Way #306, Monterey  
80 Via Buena Vista, Monterey  
3 Phelps Way, Carmel Valley  
4th & Perry Newberry, Carmel  
21940 Hearthwood, Las Palmas  
1130 Roosevelt Street, Monterey  
NE corner Mission & 4th, Carmel  
1058 Padre Drive #2, Salinas  
1525 Deer Path Rd., Pebble Beach  
325 Hannon Avenue, Monterey  
99 Hacienda Carmel, Carmel  
69 Logan Lane, Monterey  
235 Hacienda Carmel, Carmel

Ocean Views in Carmel Highlands

ALAIN PINEL  
REALTORS



Through the private gate of this magnificent newly constructed home rests 4,600 sq ft of extraordinary craftsmanship on one private acre overlooking the Big Sur coastline. The main floor consists of glorious ocean views

through French doors that lead to the slide deck. A gourmet kitchen complete with top-of-the-line appliances and an oversized master suite with sauna room and Jacuzzi tub. Comfortably located downstairs is an office and generous sized laundry room.

Offered at \$2,988,888

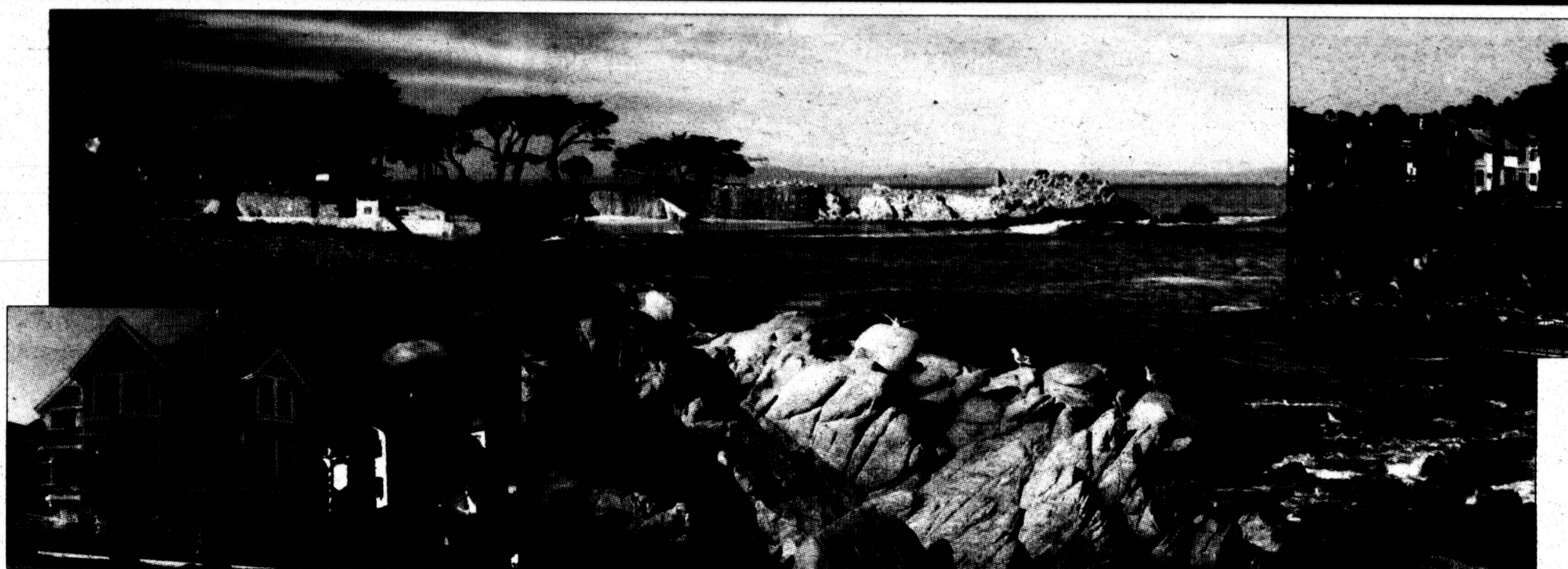
**Judith Profeta**  
831.620.6118





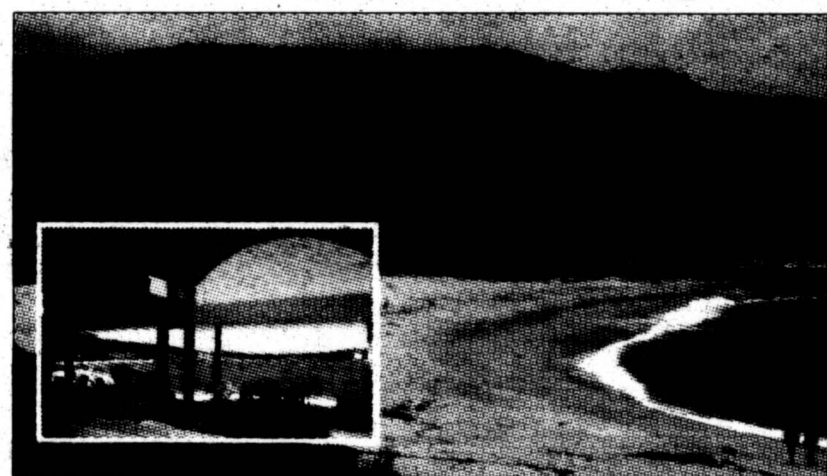
# TIM ALLEN AND GREG LINDER PRESENT

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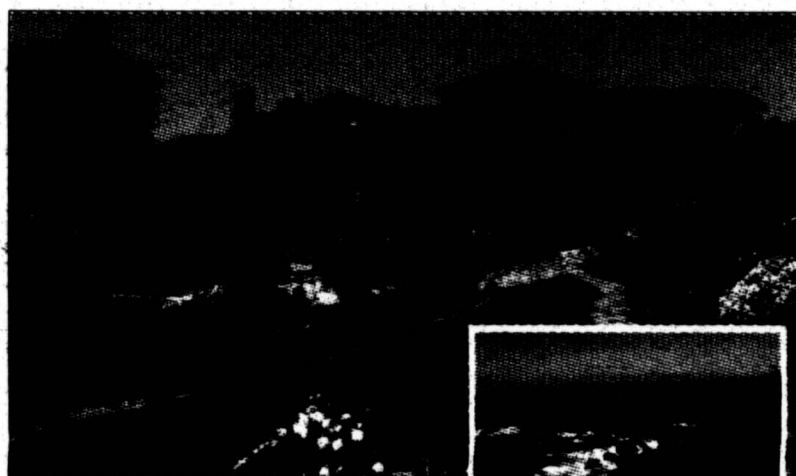
This is the premier Bed and Breakfast on the entire California coast. In a prime ocean front location, this Victorian Complex fronts on a National Marine Sanctuary. This is truly the best of the best and is now this prime ocean front complex is available for purchase. Now the best of the best is available for purchase \$13,750,000. Or the world-renown Grand View Inn is available separately as a private residence or as an inn for \$5,995,000

### "Manse de la Mer"



No artist landscape approaches the beauty of the ever-changing views of Pt. Lobos and Carmel Bay seen from this never-to-be-duplicated beachfront residence! Built of concrete, titanium, glass and copper this remarkable residence has world-class amenities. No cost was spared in creating this magnificent 4-bedroom 6.5 bath 8700 sq. ft. home. \$17,500,000

### Best View on the Coast



This stunning 3 bedroom craftsmans style residence commands the ultimate site atop a gated, 12 acre knoll which includes 3 lots of record offering total privacy and stupendous views of the central coast; from Santa Cruz to Pebble Beach from Point Lobos all the way to Point Sur. \$15,900,000

### Bella Vista



One of Pebble Beach's original grand estates, this old world villa with ocean and Carmel Beach views has been painstakingly rebuilt to state-of-the-art standards while retaining the charm of Pebble's golden era. This classic Mediterranean-Mission style 5 bedroom, 5.5 bath home is found in a lush park like setting near the Lodge at Pebble Beach \$19,950,000



### French Country Estate

This spacious estate-style 4 bedroom, 3.5 bath home is located on a quiet Carmel cul-d'-sac with fantastic views of the Santa Lucia mountains. \$3,195,000



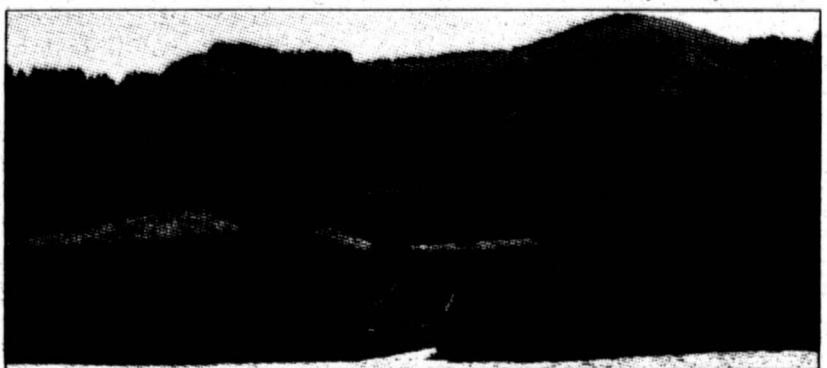
### Ocean Front English Country Home

Baronial English Country Manor House on a private spectacular rocky cove. \$8,950,000



### Ocean View Mediterranean

This is a Charming 4 bedroom 4 bath ocean view Mediterranean masterpiece on Carmel Point. \$5,295,000



### Parade of the Sun

Enjoy 2 acres of Carmel Valley with this 4 bedroom 3 bath country home complete with a tennis court. \$2,495,000



### Cottage Charm, Village Convenience

This charming oversized 4 bedroom, 3 bath Tudor style like new home is in the "Golden Rectangle". \$2,595,000



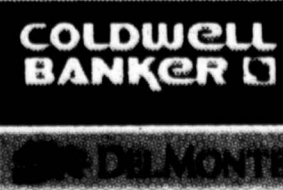
### Renaissance of a Classic

This recently remodeled 4 bedroom 4.5 bath home has recaptured the very essence of the seaside villa. \$2,995,000

*These and other properties actively and discreetly offered for sale. Tim Allen and Greg Linder are fortunate to have earned a reputation as two of the premier agents in the country. This allows them to focus their business on only the best listings and quality properties at the best prices. Visit our website or call us for additional information.*



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## OPEN SATURDAY 12-3

91 CORONA RD., CARMEL HIGHLANDS

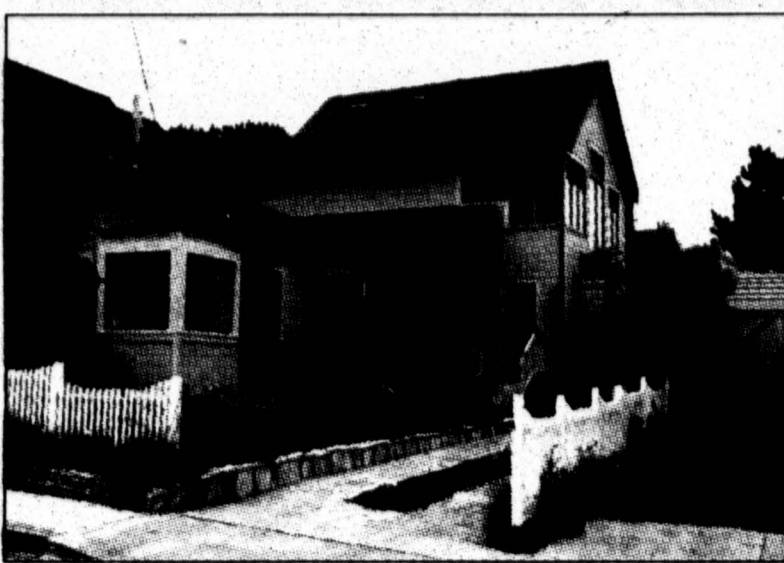


Brand new renovation on 1 acre of landscaped gardens, this Early California style home has it all. Ocean and forest views, large gourmet kitchen, 3 stone fireplaces, a full-floor master suite with large tile deck and full length balcony, French doors galore, large flagstone patios. 3bd/2.5ba, 2,900 sq. ft. One bedroom and bathroom are separate from the main home.

Asking \$2,295,000

## OPEN SUNDAY 12-3

120 15TH STREET, PACIFIC GROVE



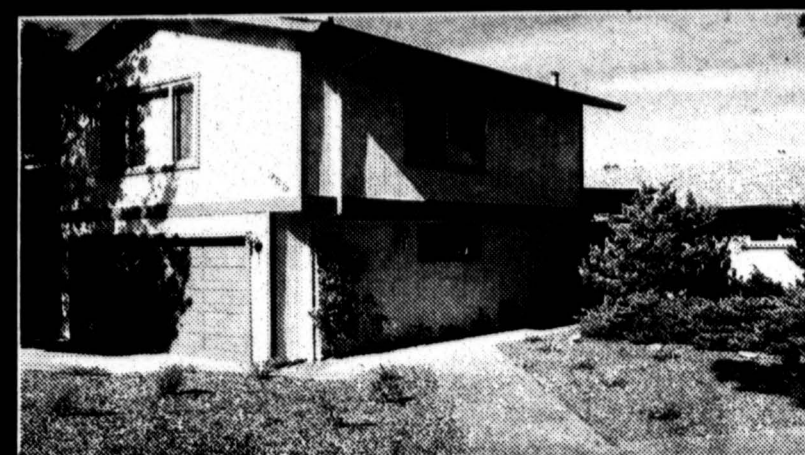
Big ocean views, steps to the Monterey Bay and Lovers Point, close to downtown Pacific Grove. This 3 BD, 2 BA 1,726 sq. ft. historic home has been fully modernized with: a top of the line kitchen; a full-floor master suite; new hardwood floors; new heating, new plumbing, and new electrical system; spacious high ceilings. Attached garage plus extra off-street parking, new stone BBQ and patios.

Asking \$1,725,000

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## OPEN SAT 1-4

ALAIN PINEL  
REALTORS



### 494 Mar Vista, Monterey

This beautifully remodeled home exudes warmth and comfort. It offers new bathrooms, new paint, 2 fireplaces, refinished hardwood floors, new doors, double paned windows, new landscaping, a peek of the bay from upstairs, and so much more.

Offered at \$965,000



Marita Johnson

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The Preserve Land Company, Inc., Carmel, CA 877-626-8200 [www.santaluciapreserve.com](http://www.santaluciapreserve.com)



Obtain the Property Report required by Federal Law and read it before signing anything. No Federal Agency has judged the merits or value, if any, of this property.



Carmel,  
California

## POLICE LOG

From page 16B

informed of the loose dog ordinance. A warning was given.

**Carmel-by-the-Sea:** Female reported losing her cell phone on 06-22 somewhere in the city of Carmel, Monterey or the Crossroads. Report for documentation purposes only and for insurance.

**Carmel-by-the-Sea:** Vehicle towed for blocking a driveway on San Carlos Street.

**Carmel-by-the-Sea:** Fire engine responded to report of water leaking out from the pavement near the intersection of Casanova and Seventh. At scene, found a small leak flowing out of the pavement at a rate of approximately 10 gallons per minute. Carmel P.D. dispatch contacted Cal-Am.

**Carmel-by-the-Sea:** Fire engine and ambulance were dispatched to a medical emergency at Ocean and Carpenter. Upon arrival, found an elderly female complaining of a fall due to dizziness. She was evaluated and it was determined she was unable to care for herself. She refused to be transported and was placed on 72-hour hold per CPD. Patient transported to CHOMP by ambulance.

**Carmel-by-the-Sea:** Fire engine and ambulance responded to a fire alarm at Trevett Court in the laundry room. Firefighters searched the premises to find no apparent problem, so the alarm was silenced. A secondary evaluation also showed no problem. A designated representative of the facility was contacted to reset the alarm.

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## AMBULANCE

From page 6A

suggestions, recommendations and so forth for ways of making the figure more what it needed to be."

He has already heard from Reade, as well as a few residents, though he declined to share the details. Possible solutions should be reviewed when the board discusses the budget again this month.

"Some of the things I've heard from the public include taking looks at the numbers, analyzing to see if we can move money around, and changing the way we staff certain positions in order to save money," he said.

Or the city could ditch CRFA entirely and contract with an outside company, as the county has done for decades, though Rose said he would be "very reluctant" to take that route.

"I'm proud of the response times of our ambulances," he said.

In May, the average response time was three minutes. The county requires an ambulance to arrive at the location of an emergency no more than eight minutes after a call to 911.

"Eight minutes would simply be unacceptable in Carmel," Rose said.

Some have suggested taxpayers in the city and Carmel Valley pay their actual costs, rather than dividing the budget

based on staffing levels and call volume.

According to an anonymous letter forwarded by attorney Mary-Margaret O'Connell to Carmel Mayor Sue McCloud and each city council member last Thursday, the budget "does not reflect the actual costs associated with Carmel city's ambulance and places a disproportionate share of Carmel Valley Fire Protection District's expenses onto the city."

The letter called the 88 percent-12 percent division "suspect," and said the share of overtime charged to Carmel is really for staff working on the ambulances stationed in the valley. The letter recommended the city audit the budget to determine how much it should actually pay to keep a CRFA ambulance in town.

"The only thing I'm going to say about that letter is that it's riddled with error; it threatens litigation; it makes allegations that are ridiculous, and I won't dignify it with a response," Rose said.

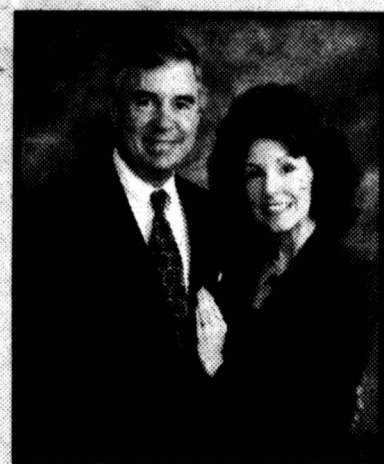
The problem is a "complicated and convoluted" budget, according to Carmel City Councilman Erik Bethel.

"The cost of consolidating Carmel's ambulance service

with Carmel Valley's is a budget that's so perplexing it takes a math Ph.D. to decipher it," he said. He recommended the city examine the CRFA budget. "But this is symptomatic of the greater ill of consolidation in general."

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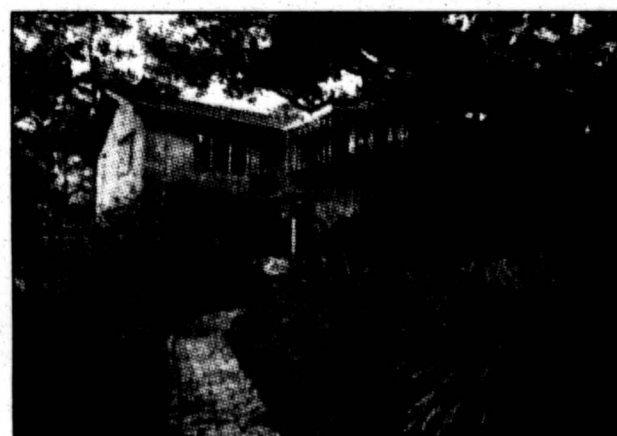


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On 1.5 acres, the 3-bedroom, 3-1/2 bath home offers high, open-beamed ceilings, wood floors, and updated kitchen. Three+ car garage has workshop. \$2,350,000.

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**CARMEL VALLEY VILLAGE!** A warm rustic 3-bedroom, 2-1/2-bath home on a beautiful oak-studded lot near the Carmel River. Character abounds, with lots of natural wood, open beams, and a spacious master suite with wraparound deck entwined in wisteria. Just a stroll to the Village! \$895,000.

**PARADE OF THE SUN!** Enjoy easy-care acreage, space, and privacy, in this 4-bedroom, 3-1/2-bath, country home. Located at the end of a private road, just minutes from Carmel. Offering an elegant master suite with mountain view balcony, a circular drive, 3 car garage, and a tennis court! \$2,495,000.

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**SEVEN GABLE & GRAND VIEW INN!** This is the premier Bed and Breakfast on the California Coast. In a prime oceanfront location, this Victorian complex is truly the best of the best and is now available for purchase. Or the world-renowned Grand View Inn is available separately as a private residence or as an Inn for \$595,000. \$13,750,000.

## PEBBLE BEACH



**OPPORTUNITY KNOCKING!** This charming remodeled stable may well be your dream-come-true. Great for entertaining, this little gem has 4 bedrooms, 3 baths and is sited on a 1.5-acre pine and oak-tree parcel in the prestigious estate area just up the street from The Lodge. \$2,495,000.

**PRIVATE AND PEACEFUL** Remodeled 3-bedroom, 2-bath, contemporary home, borders an extensive greenbelt close to Highway One gate. South-facing dining area/sunroom has light inside and sunny decks outside. Bonus room can be used as an artist's studio or office. \$1,485,000.



**CONTEMPORARY CRAFTSMAN!** On a quiet lane near the Equestrian Center, is this fabulous like-new 3-bedroom, 3-1/2-bath residence on an over .75 acre lot. With cherry hardwood and marble floors, Mahogany woodwork. Home office with limestone floors and French doors. \$2,950,000.

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# RANCHO CAÑADA VILLAGE

FREE

A Publication About Planning Traditional Neighborhoods

2005

Details Finalized:

## Rancho Cañada Village Goes to County Planners

By Keith L. McCoy, Partner  
Rancho Cañada  
Community Partners, LLC

In October 2003 and again in January 2004, we invited the public to participate in a series of workshops to help us plan the vision for Rancho Cañada Village. We knew we wanted a project that would set aside 50 percent of the homes as "affordable" and "workforce" housing, and we also knew we would create a natural habitat area over a large portion of the existing West golf course at Rancho Cañada.

But first and foremost, we wanted to listen to the community. We invited many interested stakeholder groups, neighbors and political leaders to the table and asked for their ideas, concerns and comments. Many good ideas were suggested and analyzed. The result is the Rancho Cañada Village Specific Plan, currently being reviewed by Monterey County.

The vision for Rancho Cañada Village is to provide a socially-equitable, environmentally-sensitive and economically-viable new neighborhood to address the housing crisis in Monterey County and, more specifically, in Carmel Valley. Rancho Cañada Village will provide affordable, workforce and market-rate homes in a traditional neighborhood design setting. It will be a new neighborhood within walking distance to shop-



Public workshop model review

ping, schools, churches and employment. It will have small neighborhood streets with sidewalks on both sides encouraging residents and neighbors to walk rather than drive.

Rancho Cañada Village will provide compact single-family homes (the largest lot size is 5,000

square feet), townhouses, and for-sale condominiums all designed with the same attention to detail and quality. Fifty percent of the homes (140) will be permanently deed-restricted as affordable and workforce as determined by the County of Monterey Housing Ordinance.

Rancho Cañada Village will also use less water than the current golf course now uses, and it will provide a unique opportunity to restore over 30 acres along the Carmel Valley River to a natural, self-sustaining environment. There will be hiking trails linking a regional system for pedestrians, bikers and equestrians, including an existing bridge that will be dedicated for public access across the river.

The Carmel Unified School District, including the adjacent Carmel Middle School, will benefit directly from increased property taxes generated from Rancho Cañada Village. The school district has also asked that a percentage of the homes be set aside for its employees. Talks are also underway regarding a unique partnership with the school district and the Monterey Peninsula Regional Park District to provide a "living classroom" within the natural habitat area.

At a recent public meeting, someone asked, "Keith, the project sounds great. You can certainly talk the talk, but can you walk the walk?"

The answer is a resounding "Yes." Over the next several months, as we go through the environmental review process, we will continue to work closely with the community and Monterey County to ensure that the vision for Rancho Cañada Village becomes a reality. We hope to break ground in 2006 and have homes available by 2007.

URBAN DESIGN ASSOCIATES

Why Here? Why Now?

## Lombardo Explains Commitment to Rancho Cañada Village

By Nick Lombardo

(It was Nick Lombardo's vision to build Rancho Cañada Village and provide much-needed affordable housing in Carmel Valley. Sadly, Nick, a charismatic Monterey Peninsula community leader for decades, passed away on May 4 while playing doubles tennis in Carmel Valley, not far from where the project will be built. The grandson of immigrants from Sicily, Nick lived a rich life, with golf playing a key role. He was 76. Nick's dedication to Rancho Cañada Village will be carried on by his partners in this project, both as a legacy to Nick and because it simply is the right thing to do.)

People ask me why I want to build affordable housing in Carmel Valley. With a puzzled look they say, "Nick, you've done well. Isn't it time just to enjoy yourself? Why do you want to get involved in providing housing on a portion of your beautiful Rancho Cañada golf course?"

There are two reasons why I want to create affordable housing — first of all, housing is the most critical problem on the Monterey Peninsula and someone needs to do it. Secondly, this

is something I can develop and give back to my community — a community that has been generous and good to me for over 40 years.

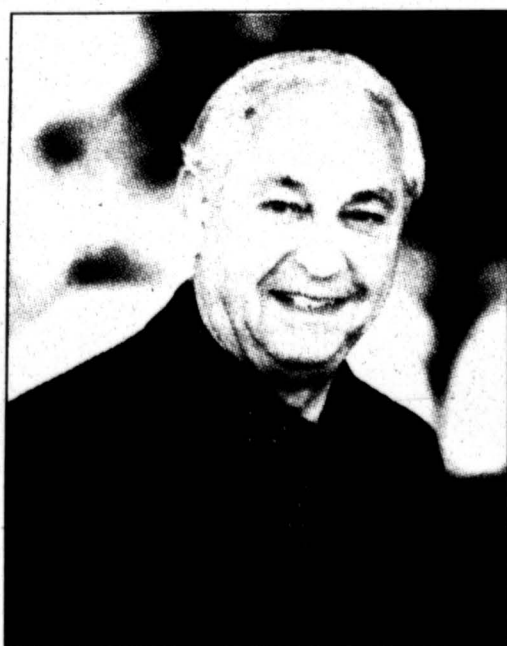
I grew up in Chicago in a working-class family. We rented a cold-water flat until I was 11 years old. My Dad borrowed \$600 from my grandmother and we moved into our own house. What a wonderful feeling. What pride. The future turned bright. That's the way it was in this country for decades. If you worked hard and saved some money for the down payment, you knew you would be able to buy a home. The neighborhood I lived in on the South Side of Chicago was what you might call eclectic. Doctors, schoolteachers, carpenters, plumbers and clerks all lived nearby

one another, and they all owned homes.

When I moved to the Monterey Peninsula about 40 years ago, you could buy a home for \$20,000 — or less. Working people were then able to buy homes. A golf pro could live next to a lawyer who lived next to a fisherman.

Sadly, that has changed now. Home prices have gone through the roof. The median home price in Monterey County is now about \$620,000. To qualify for a loan, a family would have to have an income of about \$160,000. In Carmel Valley where I live, the median cost of a home is approximately \$1.2 million.

Watching the General Plan Update process, it occurred to me that something needed to be done. If we don't do something, the people who form the backbone of our community — schoolteachers,



Nick Lombardo  
1928 - 2005

Continued on page 9



Rancho Cañada Village  
24571 Silver Cloud Court  
Suite 101  
Monterey, CA 93940



## THE TOWN PAPER

**Diane Dorney**  
Editor/Publisher

**Claire Fleischer**  
Assistant Editor

**Matt Danielson**  
Production Editor

This issue of the Rancho Cañada Village Town Paper is the first of many public outreach efforts to keep the community informed about this exciting new neighborhood. You can also find information at our website:

[www.ranchocanadavillage.com](http://www.ranchocanadavillage.com)

### CONTACT

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please contact:*

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**RANCHO**  
  
**CANADA**  
VILLAGE

## Government Officials Support Workforce Housing Plans

### 'Where There's a Will, There's a Way'

Congressman Sam Farr has represented the Central Coast of California, including the Monterey Peninsula, since 1993. A strong advocate of affordable housing, Congressman Farr, a Democrat who knew Nick Lombardo for many years, issued the following press release on August 13, 2004:

Last week, Congressman Sam Farr (CA-17) met with Rancho Cañada Village developers to discuss their proposals to create workforce housing on the Monterey Peninsula. Throughout his congressional career, Farr has worked to encourage local developers to build workforce housing in order to mitigate the housing crisis on the Central Coast.

Nick Lombardo, the owner of Rancho Cañada Golf Club, has developed a plan to replace part of his golf courses with Rancho Cañada Village, a 280-unit subdivision — half of which would be affordable for lower-income families.

"Seriously addressing the hous-

ing crisis on the Central Coast requires innovative businessmen like Mr. Lombardo who are thinking and planning in a way that benefits the greater community and our local economy," said Farr.

"More workforce and affordable housing will help us build a sustainable local workforce and a strong, diverse community. When we think about maintaining the quality of life on the Central

Coast, we need to include people of all income brackets in our discussions. The below-market-rate housing at Rancho Cañada will preferentially go to individuals who work within the Carmel Unified School District boundaries," Farr added. "While some in local government have squabbled over the idea of housing developments with 20 percent affordable house ratios, Rancho Cañada with its 50 percent affordable housing ratio shows that where there's a will, there's a way."



**Congressman  
Sam Farr**

### 'We Have a Housing Crisis'

As a Monterey County planning commissioner for 18 years and as

a Monterey County supervisor for the past six years, I see and hear about the needs of the people in Monterey County every day, not just the people I represent in the North County District, but throughout the County. It's pretty simple. Affordable housing tops the list. And if we don't address that one, this County is going to be in big trouble.

I've lived and worked in Monterey County my whole life, and it's become harder and harder for working people to be able to buy a place to live, especially on the Monterey Peninsula.

That's why I was so pleased when I learned that 50 percent of the 280 homes planned for Rancho Cañada Village would be sold to people working in the Carmel area (who do not own a home there now), and it would stay that way forever.

That's important for two reasons: A valley of mansions, vacation homes and retired people is not a community. People who work in a community must have the ability to live there. That is the Carmel Valley I grew up in, and that's smart

planning. One of the most critical issues

facing our County is water. Fortunately, this project is going to save water. For over a century, hundreds of acre-feet of water per year have been used first for irrigation of artichokes and for the last 35 years for golf course irrigation. Converting 36 acres of golf course to housing and an additional 36 acres back to natural habitat and open space will save over 80 acre-feet of water per year for the benefit of the Carmel River.

The people and the leaders of Monterey County have tough decisions facing us, how to provide desperately needed housing while protecting our agricultural resources and our quality of life.

Of course, we must carefully study the project in a full environmental analysis and public hearing process.

We have a housing crisis in the community and we must face facts that the old ways of thinking, the old ways of planning and status quo will not solve this crisis. Projects such as this provide us with the ability to meet these needs in a new and innovative way.



**Monterey County  
Board Supervisor  
Lou Calcagno**

### 'Rancho Cañada Village Will Preserve the Environment'

State Senator Bruce McPherson represented the Central Coast of California, including the Monterey Peninsula, from 1996 to 2004, when term limits prevented him from running for re-election. McPherson is now California's Secretary of State. A Republican, he previously served in the State Assembly. McPherson issued the following press release on October 6, 2004:

Senator Bruce McPherson (R-Santa Cruz) today announced his support for the proposed 280-unit Rancho Cañada Village housing development in Carmel, Calif.

"The American dream of home ownership seems to vanish daily for many of our citizens, but this special effort will make affordable homes available to teachers, police officers, firefighters and others who work in the area."

According to the California Affordable Housing Index, the Monterey Peninsula is the least affordable region in the state to buy

a home. In fact, only 16 percent of the households in the region can afford to purchase a median-priced home. The Rancho Cañada Village project addresses this critical problem by proposing to include 140 of its 280 homes at below-market rates.

"I am impressed by this innovative approach for dealing with the housing crisis in our area," said McPherson. "Not only will it provide homes for scores

of families, Rancho Cañada Village will preserve the environmental quality of Carmel Valley and the Carmel River."

The fact that no public financing will be used to subsidize this project is also notable. "This is private enterprise at its best," McPherson concluded. "Once the homes of Rancho Cañada Village are built, many people who cannot now afford a home in Carmel Valley will have the opportunity to live close to work, schools, shopping and houses of worship."



**Secretary of State  
Bruce McPherson**

### 'Affordable Housing Critically Needed'

Assemblyman Laird was elected in November 2004, to his second two-year term in the State Assembly. A Democrat, his district includes portions of Monterey, Santa Cruz and Santa Clara counties. He previously served as mayor of Santa Cruz. He issued the following statement regarding Rancho Cañada Village on October 29, 2004:

Affordable housing is critically needed for residents along the Central Coast — especially in Monterey County. I have supported, and will continue to support policies that help local jurisdictions to increase their stock of affordable housing to meet the needs of their constituencies.

Providing a sustainable level of affordable housing for our work-

force is critical to our economy and diversity in Monterey County.

Federal, state and local agencies need to work together and be creative to continually identify opportunities to maximize both new development and in-fill development's contribution to create housing that meets the proportional needs of our residents.

In this effort, I support not-for-profits, government agencies, and private developers that engage in significant and balanced approaches to new housing development.

In my opinion, the proposed Rancho Cañada Village is a project that attempts to strike this balance by providing 50 percent of the housing to meet the needs of our community's diverse workforce.



**Assemblyman  
John Laird**

### Comments? Questions? Concerns?

Please write:

**Rancho Cañada Village**  
24571 Silver Cloud Court - Suite 101  
Monterey, CA 93940





Rancho Cañada Village — An artist's rendering of the affordable condominiums

### Affordable Housing

## Developer Plans 50 Percent Below Market-Rate Project Without Any Government Subsidies

By Ian Gillis

President, Urban Community Partners, LLC

**T**he question that repeats itself throughout California is, "How do we provide housing for those people whose jobs are vital to maintain our communities?"

Given the skyrocketing housing costs in California, particularly in Monterey County, this is a tough challenge, especially without extensive government money. But we don't have the luxury of ignoring it.

Enter Nick Lombardo and his development team on the Central Coast. Thanks to Lombardo's leadership and his commitment to produce a truly affordable mixed-income village, Rancho Cañada Village will dedicate 50 percent of its homes to provide affordable housing opportunities. First priority will go to the people who already work in the area, and there will be no government subsidies.

This means that 140 units, a mix of single-family homes, townhouses and condominium units, will be sold to families whose incomes range from 50 to 180 percent of the area median income, as determined by Monterey County.

All of these units will be deed-restricted with compliance administered by Monterey County. Pricing will be based on the County Inclusionary Housing Ordinance formulas in effect when the homes are sold.

Buyers will pre-qualify for home ownership based on their income and the area where they work. Preference will go to prospective buyers who meet the income requirements and who work within the boundaries of the Carmel Unified School District.

This project can craft such an ambitious plan because of a number of factors often not present when cities and developers try to build affordable housing.

The land where the homes will be constructed is already owned by the project partners and instead of trying to extract every dollar from the development of the site, Lombardo made a philosophical decision: He will personally subsidize the 140 below market-rate units by essentially providing the land at a reduced cost and by underwriting construction costs through the sale of the market-rate units.

Additionally, through traditional neighborhood design techniques, the development team has designed a seamless community with a high density, making for efficient use of the land and a highly livable and aesthetically pleasing village. It will include a neighborhood park and new Carmel River walk open space. The architecture of the homes will be complementary, with the same top level of construction quality throughout the various market-rate and below market-rate homes.

### QUESTIONS AND ANSWERS ON AFFORDABLE HOUSING AT RANCHO CAÑADA VILLAGE:

**Q — How will you ensure that the below market-rate housing/homes remains affordable?**

A — Deed restrictions will be built into the purchase agreement. The owner's profit will be limited only to any improvements made plus cost-of-living and consumer price index increases. Only someone who fits the initial eligibility criteria can purchase the property from a prior owner.

**Q — Can the original owner keep the home if his income increases beyond the income classifications?**

A — Yes, an owner cannot be forced to sell his home.

**Q — In terms of inclusion, what if someone takes a job outside of the CUSD boundaries?**

A — Someone who moves outside the boundaries of the Carmel Unified School District boundaries would not have to sell the property.

**Q — If someone who qualifies for the below market-rate housing/homes gets a higher-paying job, can they keep their home?**

A — Yes.

**Q — Will the below market-rate housing/homes be sold in a lottery?**

A — There will likely be a lottery-type procedure administered by the county of Monterey.

**Q — Will this be mixed housing?**

A — Yes. The project will consist of single-family detached homes, townhouses and condominiums.

**Q — Will there be a verification process on the income levels?**

A — Monterey County officials will be involved in the review and approval of applications.

**Q — Will the different categories of homes be spread out throughout the area?**

A — Yes. The concept is called integrated or seamless housing.

**Q — Will the purchaser own the land?**

A — Yes.

**Q — Will the quality of the affordable housing be the same as the market-rate homes?**

A — Yes, all homes will be built to the same high standards and governed by the Rancho Cañada Village Pattern Book (Design Guidelines).

**Q — Who will set the prices for resale of the below market-rate housing/homes?**

A — Monterey County officials establish the price.

**Q — How can you afford to sell 50 percent of the homes at below market-rates?**

A — The owners, Rancho Cañada Community Partners, are, in effect, subsidizing the below market-rate housing/homes through the sale of the market-rate homes. This is possible, in part, because the land is owned and there are existing sewer hook-ups, water and roads.

**Q — How is workforce housing defined?**

A — Monterey County defines workforce housing in its Inclusionary Housing ordinance.

#### PROPOSED PRODUCT MIX

Type	# of Units	Tenure	Income Level
Condominium	17	For Sale	Very Low
Condominium	18	For Sale	Low
Townhouse	21	For Sale	Moderate
Townhouse	43	For Sale	Workforce 1
Small Lot Single-Family	41	For Sale	Workforce 2
Sub-total	140		
<b>Small Lot Single-Family</b>	<b>26</b>	<b>For Sale</b>	<b>Market rate</b>
<b>Medium Lot Single-Family</b>	<b>115</b>	<b>For Sale</b>	<b>Market rate</b>
<b>Total</b>	<b>281</b>		



## Agriculture and Hospitality Workers Need Housing Here

By Juan Uranga, Executive Director,  
The Center for Community Advocacy

The Center for Community Advocacy (CCA) works to improve housing conditions and opportunities for farmworkers and other low-income working families.

Low-income working families, many of whom are Hispanic, form the backbone of Monterey County's two most potent industries: agriculture and tourism. Unfortunately, these families find it exceedingly difficult to secure quality housing in Monterey County, known to be one of the least affordable housing markets in the nation. The Monterey Peninsula, in particular, offers almost no housing for the hospitality employees who work there. Few hospitality industry employees can afford housing close to their jobs on the Monterey Peninsula and must travel long distances on increasingly crowded roads and highways to get to and from work.

Rancho Cañada Village, as proposed by Nick Lombardo, would be a significant step in making affordable housing available to such workers, including those near the low end of the economic ladder for whom owning a home may seem impossible.

Through Rancho Cañada Village's planned construction of 140 homes at below-market rates — fully half of the total project — dozens of families, who would otherwise find a home purchase out of reach, will be able to call Car-



Juan Uranga

mel Valley their home. These workers will be able to live near where they work, and their children will be able to attend school nearby.

I welcome the plans for Rancho Cañada Village. I hope that County officials give it their approval after reviewing it fairly and thoroughly and that groundbreaking takes place in a timely fashion. When that occurs, the Center for Community Advocacy will know that a big step will have been taken to provide affordable housing to those people who need it most.

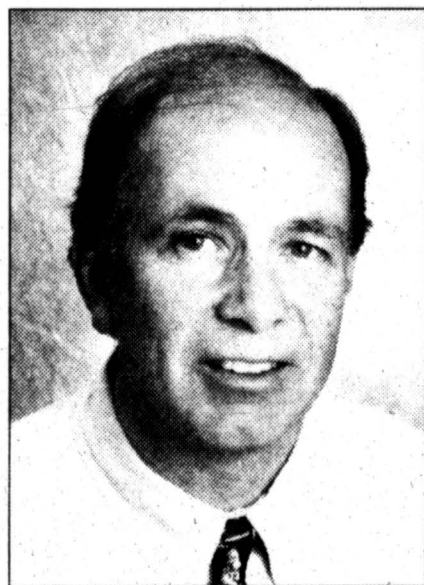
## Workers Need to Live Where They Work Within Carmel Valley

By Ernie Lostrom, Trustee,  
Carmel Unified School District

As an involved member of the community and an elected trustee of the Carmel Unified School District, it is my strong opinion that the proposed Rancho Cañada Village project is good for the area, good for the real estate industry and particularly good for the employees of the Carmel Unified School District.

I listened to Nick Lombardo, speak about the proposed project, and I could not agree with him more. The housing prices in Carmel Valley and Carmel are completely out of reach for most people who work here. This includes the employees of the school district as well as all the people who provide critical local services.

Affordable housing has long been overdue for this area. Nick Lombardo should be applauded for his efforts to provide the opportunity for home ownership to the people who are so important to the success of our community. It has long been established that people who own rather than rent have much stronger ties to the community, as they will own their individual piece of it. After all, it is still the American dream



Ernie Lostrom

to own your own home.

When I think of all the commuting done by people who provide valued services to the Carmel community, it is no wonder to see why traffic has gotten so much worse. A project like Rancho Cañada Village will have a positive effect on the environment and could reduce traffic delays as homeowners will potentially not have to travel so far from home to work.

The affordable units will be subsidized by higher prices of the market-rate units. Having the affordable units mixed in with the market-rate units is a great concept; people from all different walks of life can live together in one community. Having this mix assures that the overall community will be one of quality and substance, as all of the homes will need to be consistent with the neighborhood.

I support these efforts to establish some affordable homes in the Carmel area. The employees of the Carmel Unified School District, as well as other people who are very important to our community, will have a better opportunity to live where they work.

Keep up the good work. This project is truly representative of the smart growth concept.

### Carmel Valley: Affordable Houses Among Mansions

## Monterey Developer Plans to Build 280 Homes, Half Below Market Prices, In Place of Golf Course

San Francisco Chronicle

By Greg Lucas, Sacramento Bureau Chief

**G**olf courses are built in Carmel, they're not torn out. But that's what Nick Lombardo wants to do — rip out most of one of his two golf courses and replace it with a 280-unit subdivision, half of which would be affordable for lower-income families.

"I don't think you're going to see that happen on the 20 other golf courses in my district," said Dave Potter, the Monterey County supervisor who represents the area. Among the world-class courses in Potter's district are Pebble Beach, Spyglass and Quail Lodge.

Lombardo, 76, owns Rancho Cañada Golf Club, one mile east of Highway 1 on Carmel Valley Road.

In fact, as Lombardo proudly relates, he designed all 36 holes of the club's two courses, converting 271 acres of artichoke fields and pasture along the Carmel River he bought in 1967 into what he bills as the "best golf value on the Monterey Peninsula."

It's clear the club is his creation. His pride is obvious. Walking through the kitchen to his cluttered office, he introduces Will Chavis, his head chef for 35 years.

Two years ago, Lombardo was looking to cash out by selling Rancho to the developers of a resort hotel.

Then he had lunch with his friend, Ed Haber, a 93-year-old former insurance agent who developed Quail Lodge — the course and the subdivision east of Lombardo's. Haber ultimately sold his project to the Peninsula Group, which owns luxury hotels around the world, and was retained as a consultant for the new owners.

"[Haber] said, 'Nick, for what it's worth, don't do it,'" Lombardo recalled. "All you'll end up with is money. I'm a consultant, but they don't consult me."

Lombardo nixed the resort. Instead, he decided to make his first foray into developing a subdivision — half of which would sell at far below the County's market price.

Selling half of the 280 Craftsman-style homes at market rate would cover the loss of offering the other half at prices as low as \$110,000 up to \$380,000. The plan calls for no government subsidies, Lombardo said. "Not one dime."

The median home price in Monterey County is about \$570,000.

To help improve his chances of County approval, Lombardo plans to convert 36 acres of the old golf course to parkland, restore habitat along the Carmel River, add a public trail and create a net savings in water use of at least 50 acre-feet — an important feature in such a water-poor County.

From his wife to his friends to others in the area, the first question was: "Why?"

Potter thinks part of the incentive for

*"Keeping prices down means that working people who perform crucial services — teachers, plumbers, bus drivers and grocery clerks — can afford to live in the community they work in."*

Lombardo, whose favorite book is "The Prince" by Machiavelli, is challenging the county and those who bemoan the lack of affordable housing to step up.

"Nick has proposed a project that's overwhelmingly affordable, provides a lot of amenities most projects don't, and now he's going to see what the community says about that," Potter said. "He's saying basically if you're going to advocate affordable housing somewhere, you have to say you can have it in your neighborhood."

It's clear that's a factor.

"Isn't it strange the people who talk about the quality of life are those in our area who are living in million-dollar homes?" Lombardo said. "Why aren't they talking about the couple that has to commute from Soledad everyday?"

But there's more to Lombardo's motivation. It begins with his Depression-era childhood in a flat on Chicago's South Side with his Sicilian family.

"How wonderful it was for me to live in a community filled with all kinds of different people," Lombardo said. "One of the wrong things about the lack of opportunity today is it separates and segregates people so they never get to see the way other people live or act."

Being a golf pro or running a golf course has been Lombardo's life for 56 years.

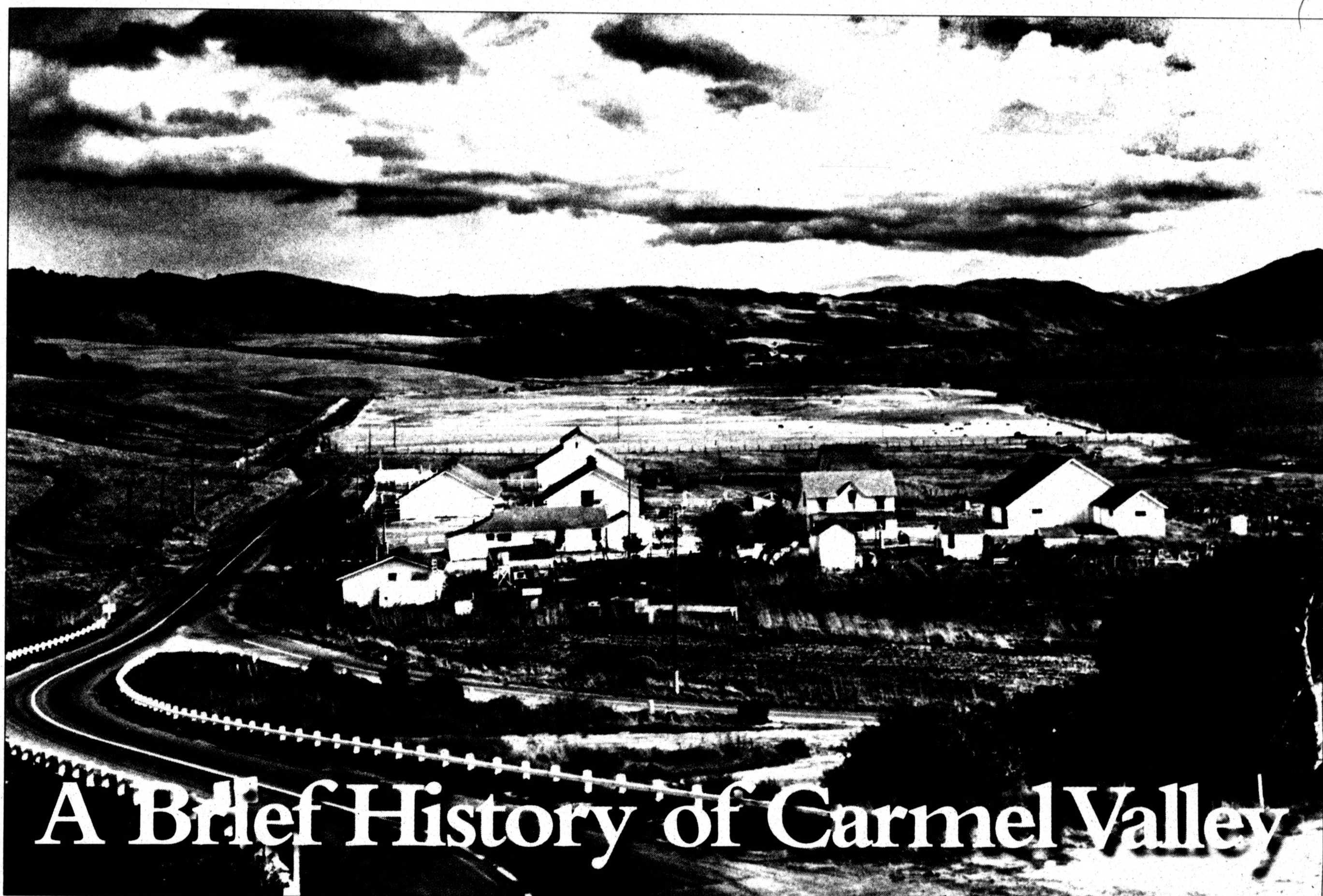
He's taken only one year off, when he decided he wanted to marry and needed to build a nest egg. He took a job as a sales manager for a vacuum cleaner company in Oakland, and his monthly take-home shot up from \$250 to \$1,000 a month.

Lombardo's first house on the Monterey Peninsula cost \$19,950 in the early 1960s.

The price of real estate in California isn't the only thing that Lombardo has watched go up over the years. When he built a golf

*Continued on page 9*





## A Brief History of Carmel Valley

Carmel Valley is an area of magnificent scenery, of oaks and sycamores, of buttercups and poppies and blue lupine, of mountains and gentle hillsides -- a beautiful coastal valley nestled between the Santa Lucia Mountains, bordered by the Los Padres National Forest, traversed by the meandering Carmel River, and opening to the expansive Pacific Ocean.

The earliest history of this area is based on the reports of six expeditions, one of which was Sebastian Vizcaino in 1602-1603. Vizcaino and his crew left Mexico City in 1602, with two ships (the San Diego and Santo Tomás). Working their way up the coast of Baja California, they stopped at a port named for the flagship, San Diego, landed on Santa Catalina Island, passed through the Santa Barbara Channel, and ultimately sailed to a port they named for Don Gaspar de Zuniga y Acevedo, Count of Monte Rey (Monterey). Here they pitched the church tent.

On January 3, 1603, Vizcaino, Father Andres and ten others decided to explore inland to the southeast. About three miles away they discovered another port, with an abundant river descending from snow-covered mountains. History states that Sebastian Vizcaino named this river running the length of the Valley "Rio del Carmelo," and the Valley then became known as "el Valle del Carmelo."

In 1770 Fray Junipero Serra relocated construction of the Mission from Monterey to the mouth of the Rio del Carmelo to establish Mission San Carlos. He chose this site due to the plentiful clean river water, oak-studded valley for agriculture, and expansive grazing land for the Mission herd.

Among the first European immigrant

families to settle and farm the Valley were the Hattons. William Hatton, born in Wicklow, Ireland, in 1849 possessed a love for adventure. At the age of 13, he put out to sea as an apprentice on a merchant ship and for seven years led a seafaring life. In 1870, William Hatton came to California, where he worked as a dairy apprentice on the Rancho Cañada de la Segunda, a Mexican Land Grant deeded to Lazaro Soto in 1839.

By 1874 William Hatton was able to purchase the creamery and ranch, which then became known as the Hatton Creamery and Hatton Ranch. Of the 4,367-acre ranch, 2,200 acres were devoted primarily to grazing and producing large crops of corn and pumpkins for winter feed. There were three artesian wells on the premises used for irrigating alfalfa, rye grass, and in later years hundreds of acres of artichokes.

In the 1900's, Del Monte Properties, formed by Samuel E. B. Morse, began to subdivide the Valley. The San Clemente Dam was built in 1921. From it, Carmel River water was piped to the Del Monte Hotel in Monterey. The Los Padres Dam was built in 1948. These dams brought forth the water source for the Monterey Peninsula.

In 1968 Nick Lombardo, local golf professional, used 271 acres of the Hatton family property to develop two 18-hole golf courses on the north and south sides of the Carmel River -- the East course and West course of Rancho Cañada Golf Club. It is on a portion of the West golf course (65 acres) that Nick Lombardo plans to build Rancho Cañada Village -- a much needed housing project consisting of 280 homes, a habitat preserve, parks, and recreational trail. Of the 280

homes, 140 units (50%) will be designated as affordable and workforce housing for the working people of Carmel Valley and surrounding areas.

Carmel Valley extends some 18 miles with four named areas -- Upper Valley, The Village, Mid-Valley, and the Mouth of the Valley.

- Upper Valley has changed slowly through the years due to its remoteness from the speed and pressure of urban lifestyle. Large cattle ranches dominate the landscape, and some areas have become very productive wine growing regions producing highly acclaimed vintages. The Los Padres National Forest borders the Valley on the south side, connecting it by land to Big Sur. Known for its hot springs, a camp was established in 1868. Then called Aqua Caliente, it changed its name to Tassajara in 1875, and remains open today.

- The Village is located on the Mexican Rancho Los Laureles granted in 1840, the first rancho to take permanent residence in Carmel Valley -- Don Jose Manuel Boronda. The Boronda adobe-style house still stands today near the Los Laureles Lodge. This area is also credited with the origin of Monterey Jack Cheese pressed by Maria Juana Cota de Boronda from the abundant milk produced at their dairy. The eclectic ambience of this area has long attracted artists and writers, including Robert Louis Stevenson.

- Mid-Valley became the site of an early agriculture venture in Carmel Valley, Winter Nellis pears, which were shipped as far as London and Paris. Experimenting with old Mission pear cuttings from trees dating back to 1795, Edward Berwick launched the growth of orchards that once carpeted vast portions of the Valley. Still present are

Rancho San Carlos, at one time a refuge for native Eselen Indians avoiding the Mission system, and the Grange Hall, which for decades was the center of the Valley's political and social life.

- The Mouth of the Valley has seen more rapid growth due to its proximity to its fashionable neighbor, Carmel-by-the-Sea, and the access provided by Highway 1 to Monterey, Pacific Grove, and Pebble Beach. The Hatton dairy stood near Highway 1 at Carmel Valley Road until the late 1950's. The aged dairy was subsequently developed into the Rancho, Barnyard, and Crossroads shopping centers. The old Hatton barn was located almost precisely where its Barnyard namesake is today.

Through the passage of the Valley's ranchos into ranches, farms, orchards, and residential developments, Carmel Valley has maintained its rural character, eclectic charm, and natural beauty. Today, along with vineyards, small organic farms are emerging along the Valley road. Wine tasting, antique shopping, and wonderful hiking trails abound. When the fresh sea air blows through the Valley and the sun shines on the velvet green Valley hillside, as quoted by the late Leo Berta, a long-time Valley rancher, Carmel Valley is "right up Heaven's alley."

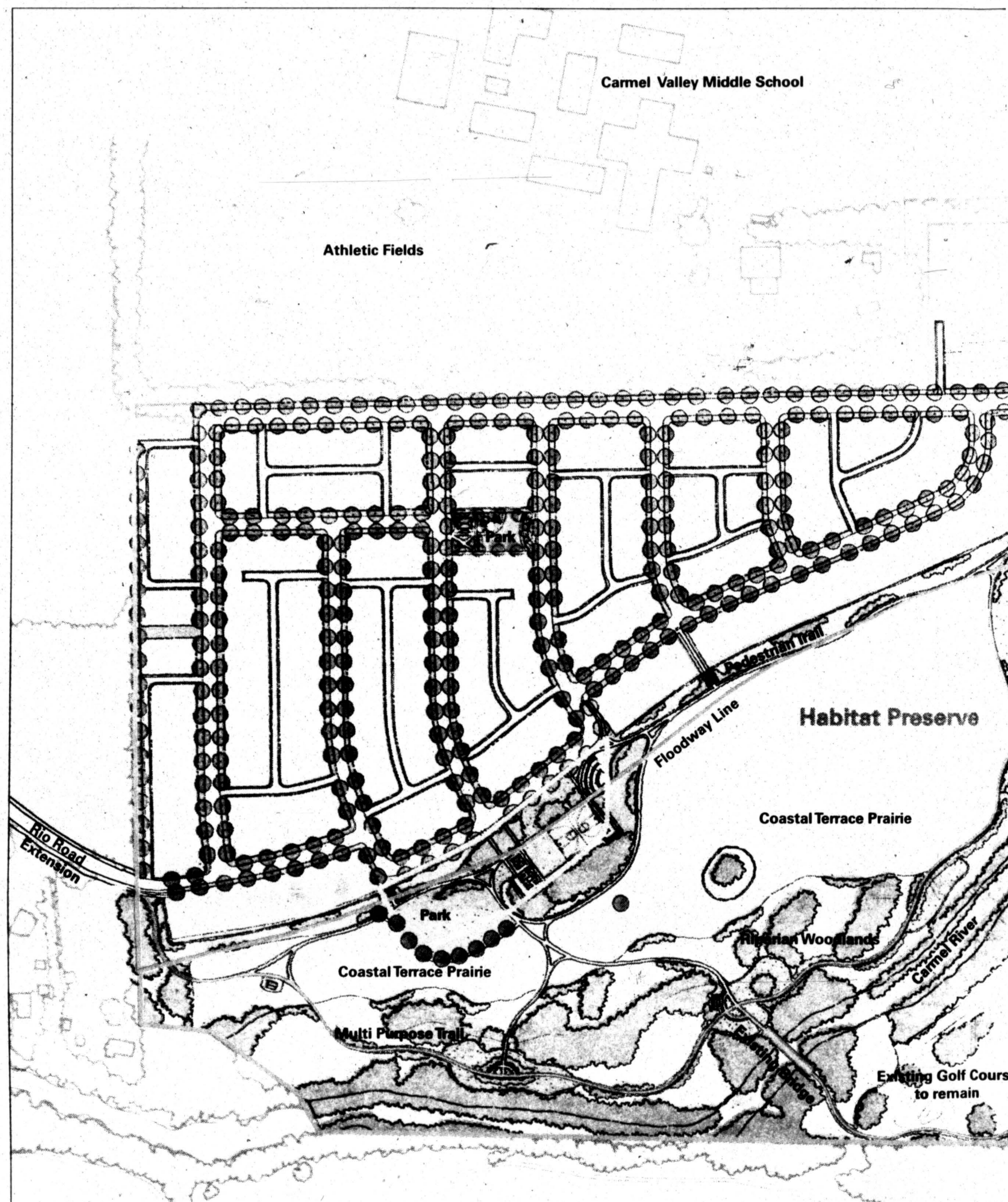
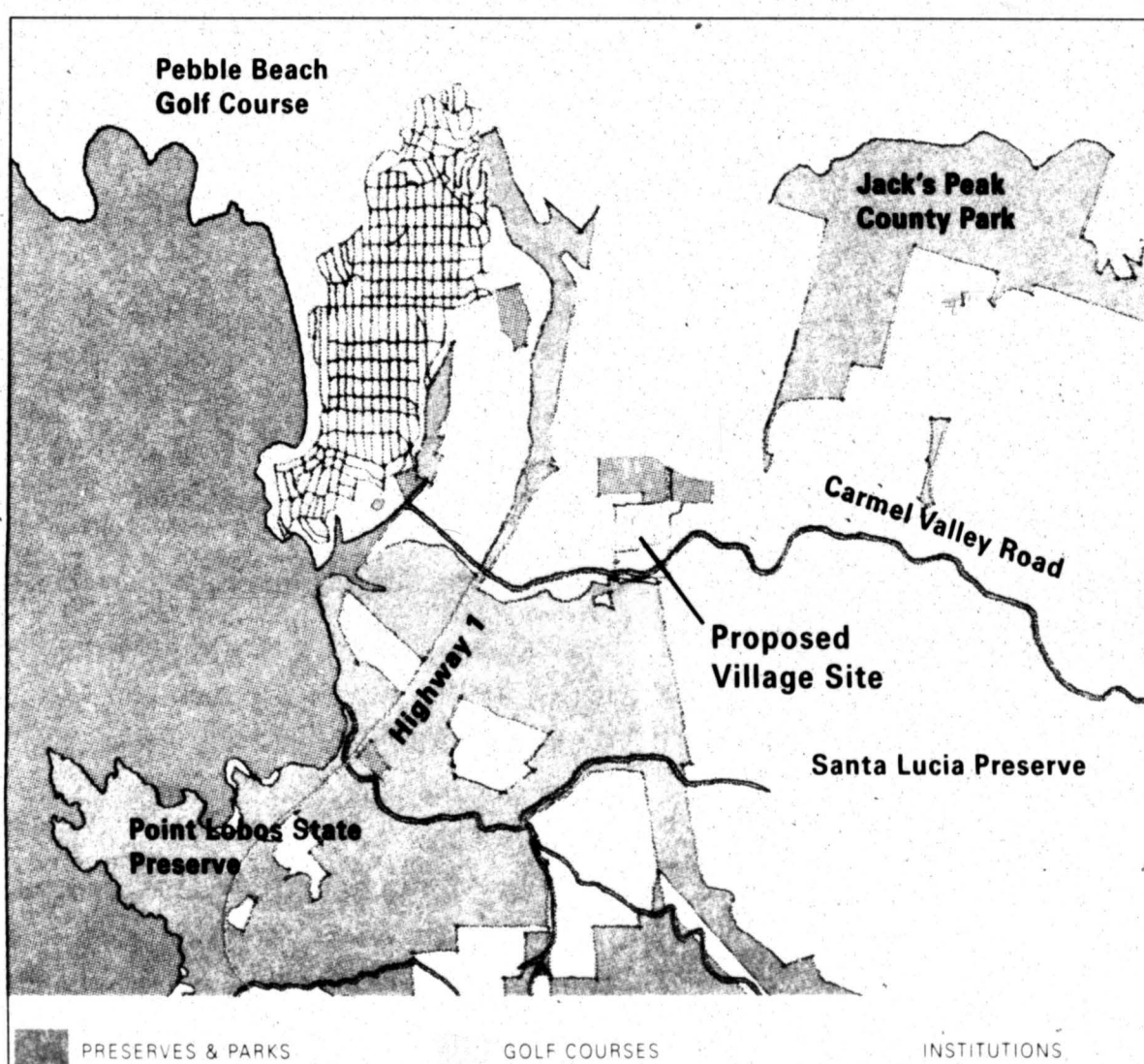
Sources: "The Historic Carmel Valley Guide," Michael K. Hemp, Historian and Publisher, and designed in conjunction with Jamison Shea; Augusta Fink's "Monterey County: The Dramatic Story of Its Past."



# RANCHO CAÑADA VILLAGE VISION



An aerial view of the Rancho Cañada Village site



## RANCHO CAÑADA VILLAGE

A proposed mixed-income neighborhood using traditional design principles (compact, pedestrian-friendly) to address workforce housing needs of Carmel Valley and surrounding areas while enhancing the environment.

### Development Entity:

Rancho Cañada Community Partners, LLC

### Size in Acres:

81 acres total (42 for development, 39 preserved in open space)

### Golf:

Rerouting the present 36 holes to an 18-hole golf course using holes of the existing West and East courses to provide a new championship course of about 6,700 to 6,800 yards, plus a six-hole practice course.

### Homes:

There will be approximately 281 units, a mix of single-family (SF), town homes and condominiums.

Affordable and workforce units will comprise 50 percent of the project (140 units) when homes are sold. These units will be Deed Restricted and administered by Monterey County. Pricing will be based on the County Inclusionary Housing Ordinance formulas in effect when homes are sold. The units will be proposed for sale to persons working within the Carmel Unified School District boundaries, which include Carmel Valley, Big Sur, Carmel, and a small part of Pebble Beach.

### Water:

The project will use approximately 72 acre-feet of water per year, which is 75 to 100 acre-feet of water savings per year from current golf course irrigation use.

### Traffic:

By restricting the workforce and affordable homes to those who work within the Carmel Unified School District boundaries, there will be a reduction in the number of traffic trips by these workers, as well as a reduction from the closure of 18 holes of golf. A traffic mitigation fee of about \$4,760,000 for Carmel Valley road improvements will be paid by this project.

### Floodway:

The project will be constructed to tie back to the existing floodway to protect the homes and condominiums from flooding.

### Carmel River:

Environmental on about one mile preserve for pedestrian use.

### Trails:

A public trail will be constructed along the Carmel River. Bridges will be constructed from the Carmel River to Rio Road.

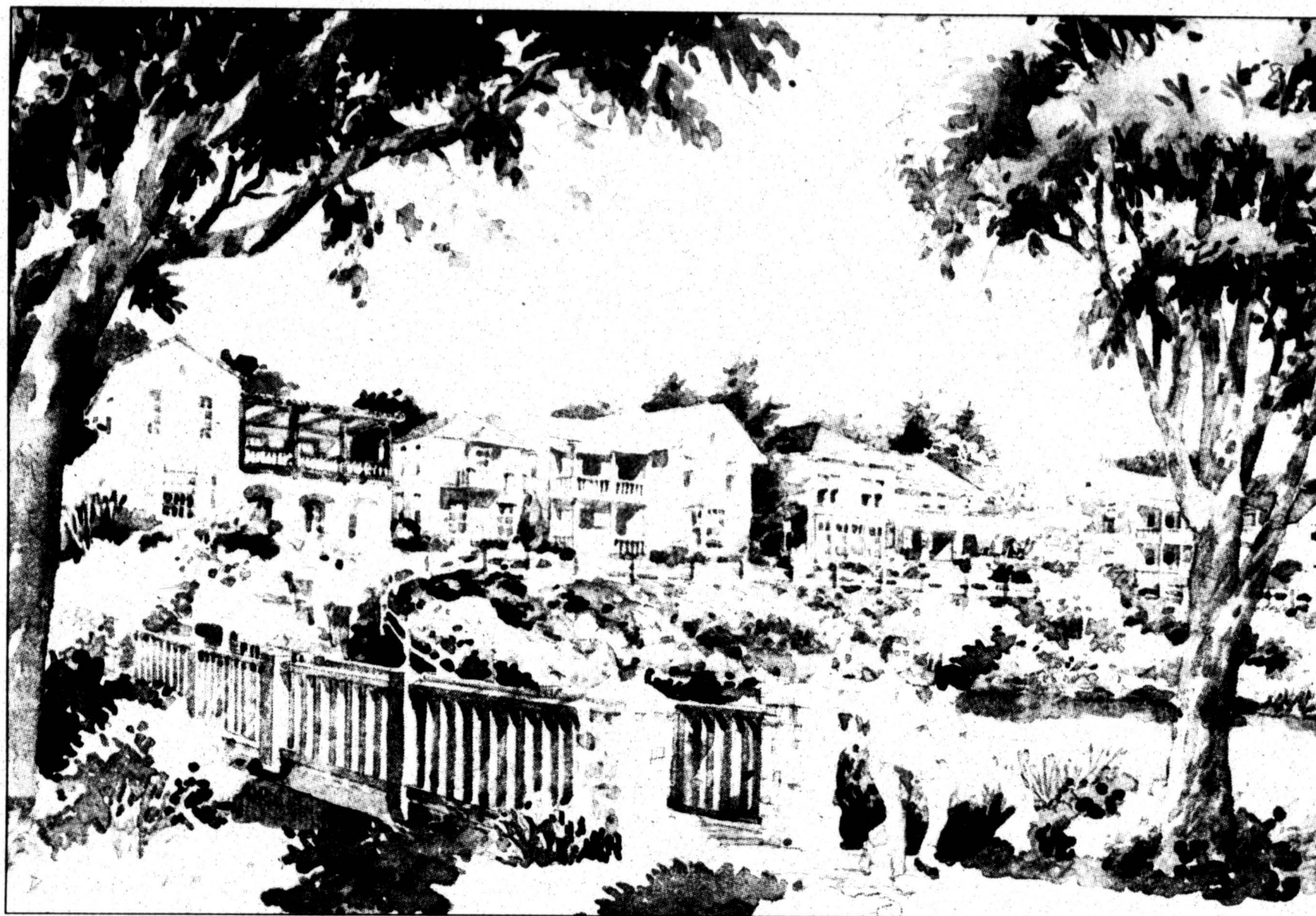




built above and out of the floodway and will track levee project currently needed now to owners in the Arroyo Carmel and Riverwood from floodwaters of the Carmel River.

enhancement of riparian and steelhead habitat of the river is planned, including a habitat strians.

provided around the southern boundary of Golf Club and one of the existing golf course indicated for trail access across the Carmel



View of Rancho Cañada Village from open space

## Stormwater Management:

# A Key to Maintaining the Carmel River

By Greg Miller

Carlson, Barbee, Gibson

**P**rotection of the Carmel River and a regional aquifer are important components of the comprehensive stormwater management strategy for Rancho Cañada Village at the mouth of Carmel Valley. This reflects the overall environmental protection and preservation planned for the project.

The most up-to-date approach to hydrologic design of residential developments in California's coastal areas is highlighted in the project. Various sophisticated planning and design principles, covering site design, source controls and other best management practices for stormwater management, have been combined in a multi-faceted approach to handle runoff.

How will this be accomplished? First and foremost, residential units will be clustered to limit the impervious areas through which stormwater cannot infiltrate. Such reductions have been shown to help maintain groundwater recharge, lessen runoff and to improve overall water quality.

With respect to source controls, there will be regular street

sweeping as well as strict guidelines covering chemical application in the landscaped areas.

Additionally, the project design includes two infiltration basins designed to percolate the entire runoff. These basins will increase infiltration to ensure that there is no runoff from the site due to storms, while protecting the quality of the underlying aquifer.

Rancho Cañada Village will further flood management goals in the Carmel River Valley. A mission of the project is to maintain the flood flow capacity of the Carmel River. It will do this by adjusting the grading in the 26 acres of passive-use open space along the river. The remaining floodplain will thus have a corresponding increase in flood flow capacity. The result is that the base flood elevations along the Carmel River will generally be lower than those that are now mapped by the Federal Emergency Management Agency (FEMA) and will complement flood protection planning efforts now being carried out in County Services Area 50.



A meandering healthy Carmel River



# Community Pattern Book Provides Foundation, Harmony and Compatibility

By Annie Mathot  
Urban Design Associates

One of America's great treasures is its extraordinary collection of traditional neighborhoods. All across the country there are groups of houses built over the course of 300 years with remarkable charm and character. Equally impressive is the balance that was achieved between the individual expression of each house and the harmony with which the houses work together to create community form.

Many of these neighborhoods were created with the use of pattern books – builders' handbooks through which architects communicated designs and design principles. These attractively-designed books were easy to understand, and combined realistic drawings of the houses with floor plans and important details. They functioned as a kit of parts that did not limit the possibilities for the builders, but allowed the creation of a wide range of houses while maintaining the character of the traditional neighborhood.

Although pattern books fell into disuse after World War II, the revival of the pattern book in recent years has resulted in wonderful new neighborhoods – such as Celebration, Fla., and Baxter, S.C., – that follow the placemaking and architectural traditions of the country's most admired historic areas.

The Pattern Book for Rancho Cañada Village provides a kit of parts that will ensure a neighborhood that is harmonious in its use of compatible architectural styles and public spaces while providing flexibility for the builders and designers, allowing for the diversity typically found in America's great traditional neighborhoods. The community and architectural patterns outlined in the Rancho Cañada Village Pattern Book draw upon regional precedents from the Monterey County area, based on research into the local traditions of the region and resulting in a place that fits seamlessly into its regional context.

The Pattern Book contains four sections: the Introduction provides the overall vision and an overview of the Pattern Book's contents and use; the Community Patterns section sets standards for how buildings are sited on the various lot types; the Archi-



Central Coast Craftsman style

tectural Patterns section establishes design guidelines for the prescribed architectural styles; and the Landscape Patterns section provides guidelines for individual landscaping on lots.

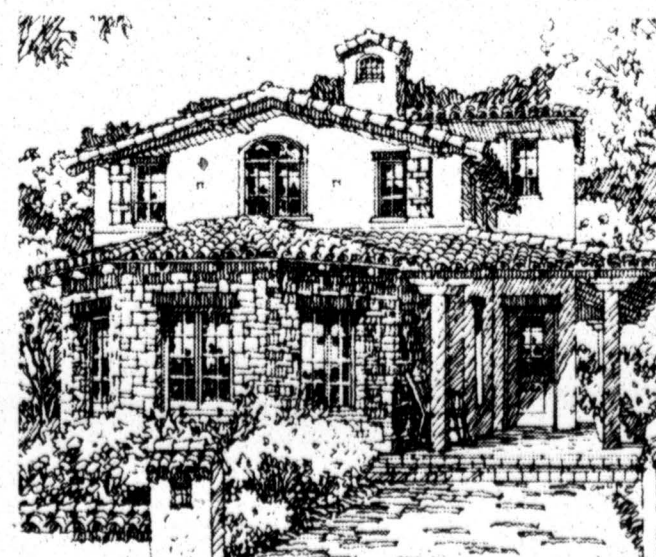
Three traditional architectural styles have

been selected for Rancho Cañada Village: Central Coast Craftsman, Carmel Valley Farmhouse, and Monterey Revival. The Architectural Patterns section of the Pattern Book illustrates key elements and design strategies for these three styles – each of which has special architectural characteristics. The approach used is not intended to be a comprehensive catalog of all possibilities, but rather to serve as a guide to the key components within a particular style.

The Central Coast Craftsman style is derived from the unique qualities of the California Craftsman tradition found throughout Northern California and Monterey County. The style emerged in the beginning of the 20th century and was influenced by the Arts & Crafts movement and Japanese architecture. California Craftsman houses are characterized by exposed or expressive structural elements, such as rafters, columns, and porch elements, and open floor plans with built-in cabinet work. House exteriors were clapboard or shingle siding mixed with stone and brick or stucco accents and were painted in robust color palettes.

For Central Coast Craftsman houses in Rancho Cañada Village, the emphasis is on

simple, structural expression of porch and eave elements and a vocabulary of architectural details influenced by the Prairie, Japanese, and Swiss, and Arts & Crafts styles. A coastal character is reflected in the use of high-contrast color for body and trim details.



Monterey Revival style

Forms are simple and reflect dimensioned lumber elements. Roofs, of unpainted metal or shingles, are pitched with deep overhangs and exposed structural elements in the eaves, such as rafters and brackets. Porches have deep, broad elements with expressive structural

components. Windows in this style tend to be vertical in proportion and are often ganged or paired, and they are arranged in asymmetrical compositions. Horizontal siding, shingle siding, and stucco are the predominant cladding elements.

The Carmel Valley Farmhouse style builds on regional examples of cottage architecture and local rural architecture. Cottage architecture, both Victorian and Carpenter Gothic in style, was adopted as a California form that utilized board and batten, simple massing and details, and a pitched overhanging roof form, often with exposed rafter tails. These elements were influenced by Andrew Jackson Downing publications in the mid-1800s, emphasizing vertical siding, simple construction, the use of porches, and functional, picturesque houses.

The Carmel Valley Farmhouse style at Rancho Cañada Village is centered on simple, elegant forms and utilizes details from the best examples of vernacular architecture, with pitched front or side-facing gable roofs covered in wood shakes or shingles and with exposed eave elements. Board and batten siding is predominant, and trim is simple. Porches

Continued on page 9



Rancho Cañada Village Pattern Book Images



## Pattern Book

Continued from page 8

are deep with simple detailing. Windows are vertical in proportion, have divided panes, and are used singly or ganged, often in box bays or with plank shutters.

The Monterey Revival style emerged during the '20s and '30s along the Northern California coast, and started around 1925 in



Carmel Valley Farmhouse style

the midst of a renaissance of Spanish architecture throughout the region. The Monterey Revival style was influenced by California house types of an open ranch environment; over time, the elements of the style began to find their way into more urban locations. The style emerged from Monterey adobe precedents that date between 1815 and 1860, which used Colonial window and door detailing and added a rustic timber porch with exposed rafters and joists. The roofs had a very shallow pitch and were covered with clay tiles or cut wooden shingles.

The Monterey Revival style in Rancho Cañada Village utilizes simple massing types, sometimes with a gable wing facing the street, with added balconies and front porches. Roofs are hipped or gabled with shallow slopes and are covered in shingles or tile. Windows and doors are simplified versions of Colonial windows and doors, often in an eccentric arrangement.

## Half of Homes Under Market Value

Continued from page 3

course near Fresno in 1955, it required one trip to Visalia and a \$75 permit.

In Lombardo's planned subdivision, building permits, traffic mitigation fees, sewer hook-up and water fees add \$60,000 to the cost of each house. The phone book-dwarfing environmental impact report will be reviewed by 200 agencies.

So far, no organized opposition to the project has surfaced. But as one resident quipped: "Why should Lombardo be the only builder here who doesn't get sued?"

Lombardo hopes to have a green light to build within a year. Before submitting his proposal, he sought input from more than 35 groups, all with a stake in the project, including Carmel Unified School District, the region's trails association, the Big Sur Land Trust and other environmental groups.



Rancho Cañada Village streetscape

Potter hasn't made up his mind on the project, he said, but believes it has "traction" with the Board of Supervisors.

Lombardo just continues his crusade: "What creates the strength of a community is investment. The largest and best investment is a home. Keeping prices down

means that working people who perform crucial services — teachers, plumbers, bus drivers and grocery clerks — can afford to live in the community they work in."

Reprinted with permission  
from *The San Francisco Chronicle*,  
July 13, 2004.

## The Rancho Cañada Commitment

Continued from page 1

firefighters, police officers, electricians, pharmacists, hospitality workers and many others — will be excluded from living here because of housing costs. Simply put, most people who now work in Carmel Valley cannot afford to live in Carmel Valley. Many people who work on the Monterey Peninsula, and particularly in Carmel Valley, drive 20 - 50 miles each way to work here.

We have created a situation where our children and grandchildren will have to leave this community in order to be able to afford to buy homes.

A community cannot thrive without working people. Building housing that people can afford — not just wealthy people — is a moral issue for our communities and businesses and a desperate need of the working people in this area. That's why I am involved.

The Monterey Peninsula is a beautiful place to live, work and play. I don't want that to change. All of the environmental issues associated with the change from a golf course to housing on Rancho Cañada must be thoroughly analyzed, including traffic and floodplain. This project will reduce water pumping from the Carmel River, water that will be returned back to the Carmel River so it will benefit from our project. We want to enhance the riparian corridor of the river by creating a habitat preserve,

parks, picnic areas and bicycle/walking trails for the public.

Golf has been my life's work for more than 57 years. As a young boy, I would get up early in the morning and take a streetcar for 7 cents across Chicago to take golf lessons. I love the sport. It isn't easy for me to close down an 18-hole golf course, but this is the only way that I can help in beginning to resolve our housing crisis.

Our community has allowed me to participate in the public service through countless associations, government agencies, service clubs, and even as an elected official. Now it is important I continue this community service by providing an affordable housing project for the working people in beautiful Carmel Valley.

Will Rancho Cañada Village solve all housing problems? No. But it will be a big step in the right direction.

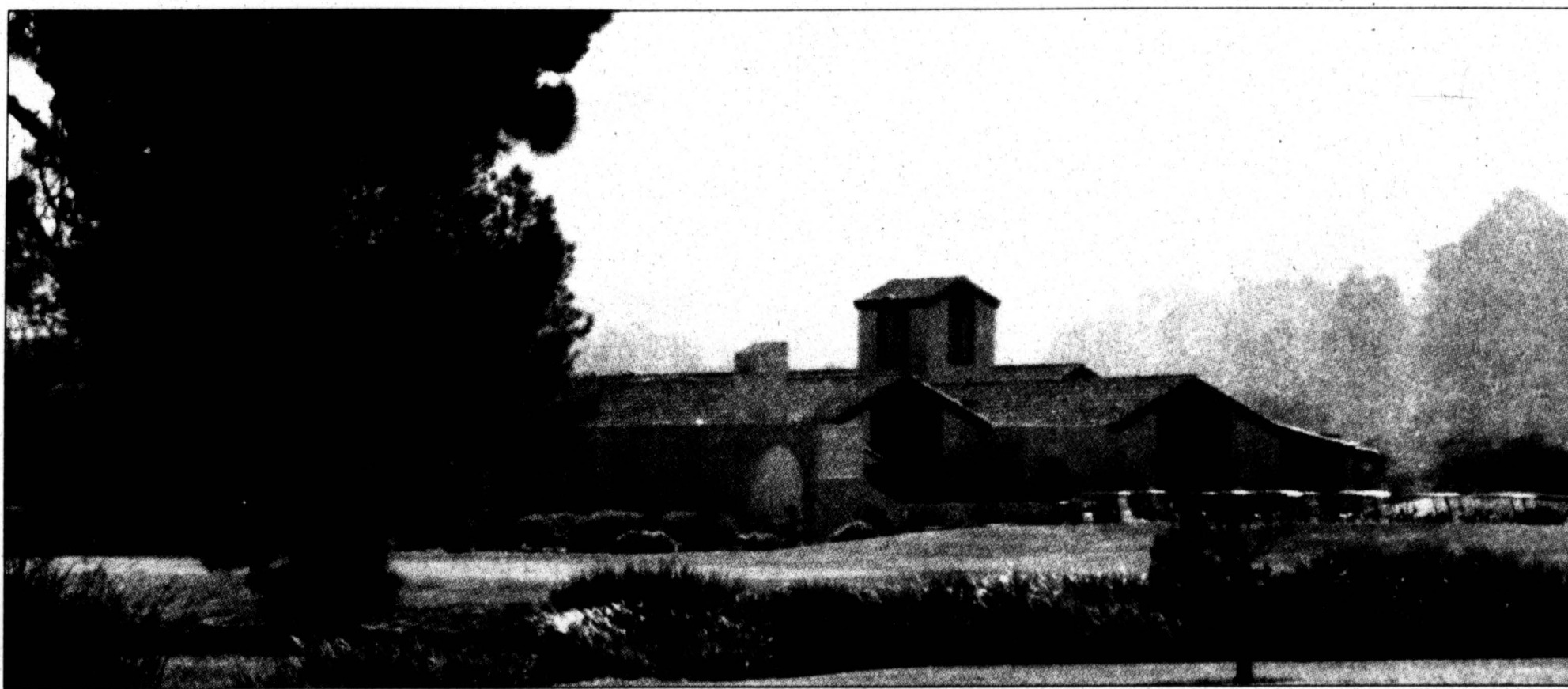
Affordable housing is a key part of the Monterey County General Plan, and my goal is to make that a reality on the Monterey Peninsula. When Rancho Cañada Village is built, families who would otherwise not be able to live in Carmel Valley will be able to call it home. I feel it is my duty and responsibility to provide an opportunity for others to enjoy a quality of life that I have so freely enjoyed for so many years in this beautiful area.

## Rancho Cañada Plans to Provide Parkland and Open Space Benefits

Rancho Cañada Village will incorporate a holistic conceptual approach in its planning that will include an impressive and sizeable open space park — a proposed gift to the adjacent Monterey Peninsula Regional Park District.

The proposed 31-acre Carmel River parkland and open space will provide the following community benefits and long-term public trust assets:

- Preservation of a sizeable stretch of the Carmel River in public ownership;
- Restoration and permanent protection of 31 acres of sensitive riparian forest and steelhead habitat;
- Expansion of local wildlife populations able to utilize the reclaimed habitat;
- Reduced pesticide runoff pollution from the reclamation of the golf course and conversion to native riparian forest and habitat, and improved water quality for the Carmel River;



Rancho Cañada Clubhouse

- Reduced water consumption and water removal from the Carmel River, resulting in improvement of long-term river health and sustainability;
- Permanent and protected public access with internal hiking trails and a critical link in the vision for a Carmel Valley Trail connecting Highway 1 with Gar-

- land Park and Carmel Valley Village;
- Organized classroom and informal nature study opportunities;
- An alternative gateway into the 10,000-acre Palo Corona Ranch Regional Park; and
- Public agency stewardship and the

knowledge that the land will be managed in the public's interest.

Rancho Cañada Village is excited about the prospect of working cooperatively with the Monterey Peninsula Regional Park District in donating this gift of land that will provide these numerous benefits to our community.



## TOWN PLANNING

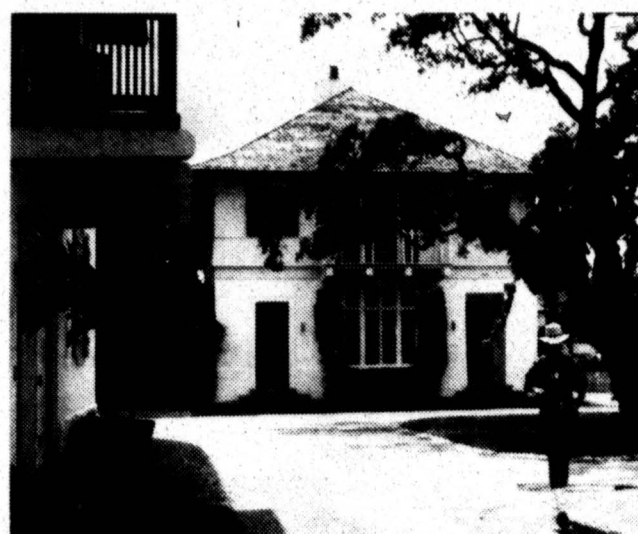
## Welcome to the New Urbanism

After 50 years of living in places that are far from work, entertainment and institutional buildings, there has been an increased demand for places that have it all. Places where residents, if they so desire, can live quite comfortably without an automobile. Where most of the daily activities are located within walking distance and are connected by attractive streets and public spaces. In addition, it would be nice to have a variety of travel options, housing for all and protected natural areas. An attempt to deliver these amenities in one package is a form of planning called new urbanism.

Why do we need new urbanism? Isn't the conventional way of building good enough?

The planning of conventional suburbs is based on the rigid separation of land uses. The assumption is that everyone going from place to place will use a car. Consequently, modern cities have become dominated by pavement that sprawls in vast distances across the landscape. In the process, farms and wilderness are destroyed. Residents spend much of their day in traffic, and everyone budgets a lot of money for transportation. Those who can't drive — the poor, the elderly and children — are more restricted and dependent than everyone else.

If people are going to walk, there have to be places to go and things to do nearby. There must be an assortment of private, com-



Top left: Rosemary Beach, Fla. Top right: Windsor, Fla. Bottom left: Celebration, Fla. Bottom right: Rosemary Beach, Fla.

mercial and public buildings; these buildings must be connected by a variety of public spaces. Good neighborhoods also have a balance of jobs, housing and services.

A new urbanist neighborhood (also known as TND) is created at the human scale. Buildings are placed closer together and exteriors are designed to be safe and attractive for pedestrians. Streets are constructed for slower speeds and traffic is dispersed through many different connections. Walking in front of a business or around town is simply a pleasant, interesting activity.

Neighborhoods like these have survived and prospered over the centuries. New urbanism returns to these time-tested principles and adapts them for a healthy, sustainable 21st century.

## Building Diversity

A close look at our country's best-loved towns reveals one very important fact — not one of them is comprised of just a single building type. Single detached homes are mixed in with townhomes and apartment buildings. Commercial properties are within walking distance of residential properties. On the main streets and town centers, "live/works" are standard, with apartments and offices located above storefronts.

Even with all their mixing of types and uses, traditional towns are not chaotic. They have a certain unity and functionality that results from two things: appropriate *design* and appropriate *context*.

## Design and Context

An important element of urban design is the frontage. This is the area between the front façade and the property lot line. The elements of a frontage include fences, stoops, porches and galleries, awnings and arcades.

Diverse buildings types are unified through the use of harmonious frontages and façades. For instance, a two-story house

and a four-story office building can coexist quite happily, as long as certain architectural rules are observed. The proportions of the buildings should be complementary, as should details such as windows and cornices.

Although diversity is important, it does not justify excessive detailing and busyness. Building façades cooperate to define the

streetscape in much the same way that walls define a room. An excessive number of appendages — such as porches, balconies and bay windows — may destroy the alignment of the façade.

Context is the other half of the equation. There is a spectrum of environments from urban core to natural wilderness, and these environments establish the context

for buildings. In the urban core, for example, the commercial activities dominate. Buildings are connected in continuous façades, while streets and landscaping are formal and geometric. A broad variety of building types can be accommodated in any context as long as they adhere to the local character of the environment.

For instance, a downtown City Hall surrounded by a berm, a shrub and a waterfall is out of place in the urban core. It is trying to exist in a ruralized landscape that is more appropriate for a small town.

## Benefits of Diversity

The benefits of mixing building types within one neighborhood are substantial.

The inclusion of a variety of residential building types gives people a choice that suits their lifestyle. A wide range of pricing and rental options can be available, allowing a diverse population to live in the same area. This means that several generations can own property in the same neighborhood. This also gives homeowners the opportunity to move from one

housing type to another within the same neighborhood as their needs change over the years.

The inclusion of commercial space is an important component of an old or new traditional neighborhood. It creates the very real ability for people without cars (seniors, children, the handicapped and the poor) to fulfill many daily needs independently and without being driven. In addition, the space above the town center shops can become the most affordable housing in a neighborhood.

Although this may seem a radical approach to planning, it is actually the way towns and cities were built in our country for hundreds of years — until the introduction of zoning in the 20th century. Says planner Andrés Duany, "Plans need to include many building types in order to provide the social benefits associated with TNDs and to realize the market premium that has been demonstrated to accrue in TNDs."



An apartment building and townhouses in the Dupont Circle neighborhood of Washington, D.C.

This article provided by  
The Town Paper.



# Ten Keys To Livable Communities

By Dan Burden

Walkable communities are destinations. These livable towns and cities are talked about, celebrated and loved for their uniqueness and ability to champion the natural environment and human spirit. There are a number of key measures that can be taken to create places like these. Such communities have crystal clear visions for the future, and they are in the process of achieving each of the following measures:

**1. Compact, lively town center.** Buildings frame streets; block lengths are short. Merchants take pride in their shops' appearances. A variety of stores offer local products and services. Significant housing is found at downtown or village center sites. There is unique and distinct personality or character to the place.

**2. Many linkages to neighborhoods (including walkways, trails and roadways).** People have choices of many routes from their homes to the center; the most direct are walking routes. All sidewalks are at least 5 feet wide and most are buffered from streets by planting strips, bike lanes or on-street parking. Well-maintained sidewalks are found on both sides of most streets. Bike lanes are found on most streets. Sidewalks have good American Disabilities Act access in all directions.

**3. Low-speed streets.** Most motorists behave well on narrow neighborhood and town center streets and near public areas by yielding to pedestrians. Motorists make turns at low speed. On-street parking slows traffic and protects pedestrians on sidewalks.

**4. Neighborhood schools and**



A compact, lively town center surrounded and supported by residential housing.



People can find public places for fun and spontaneous play.

**parks.** Most children are able to walk or bicycle to school and nearby parks. There is limited or no busing of school children. Most residents live within a half-mile (preferably a quarter-mile) of small parks or other well-maintained and attractive public spaces.

**5. Public places for all.** Services and facilities are provided for children, teens, people with disabilities and senior citizens. Public restrooms, drinking fountains and

sitting places are plentiful.

**6. Convenient, safe and easy street crossings.** Downtowns and neighborhood centers have frequent, convenient, well-designed street crossings.

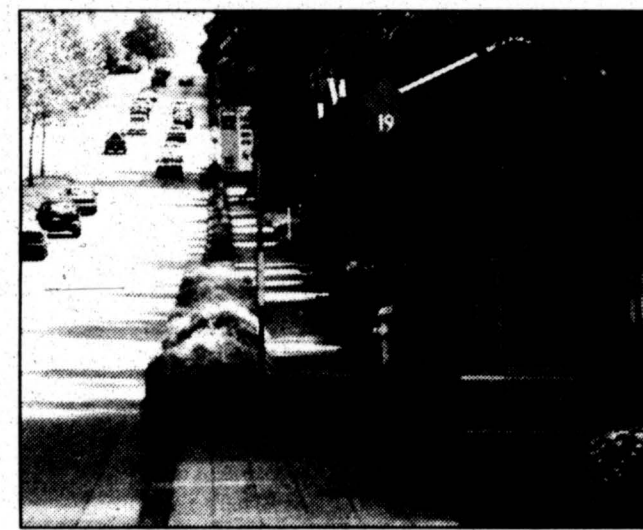
**7. Good landscaping practices.** The community has many parks and "green" streets with trees and landscaping. Heritage trees line many streets. Trails, bridges and promenades provide access to the natural areas in town. Landscaping is respectful of place, often featuring native species, drought-resistant plants, colorful materials, stone treatments or other local specialties. In desert and high country areas, many methods are used to minimize use of water and other precious resources.

**8. Coordinated land use and transportation.** People understand and support compact development, urban infill, integral placement of mixed-use buildings, and mixed-income neighborhoods. The built environment is of human scale. Heritage buildings are respected. People support their small, local stores. People seek ways to include affordable homes in most neighborhoods. Residents have a choice of travel modes to most destinations.

**9. Celebrated public space and public life.** Whether it is a plaza, park, street or waterfront, well-loved public spaces are convenient, secure and comfortable. These places are tidy, often surrounded by residences where people keep an eye out for appropriate behavior. There are many places to sit, few or no large blank walls, and few or no open parking lots. Any parking lots have great edges and greens.



There are public spaces for all with a variety of shops and services provided.



Transit service is provided, reliable and runs frequently.

**10. Many people walking.** Many diverse people are walking in most areas of town. There are no rules against loitering. Linger in public places is encouraged and celebrated. Children rarely need to ask parents for transportation.

Dan Burden is a transportation consultant and executive director of Walkable Communities, Inc., a nonprofit consulting firm. Visit [www.walkablecommunities.com](http://www.walkablecommunities.com).

## Converting Open Space to Civic Space

By Brian Wright

"We need more open space!" This rallying cry is heard in municipalities across the country. But what is this "open space" people are demanding?

The term open space is one of the most overused and misunderstood terms in contemporary development. Claims of 20, 30 and even 40 percent open space can be found in the marketing literature of many new communities. However, after closer inspection, it is apparent this space consists mostly of residual land found at the edge of the property line, behind private homes, in power line easements and on unusable slopes. Other times open space is discussed in terms of a sports megaplex at the edge of the city, or places along highways that are, as of yet, undeveloped.

In the planning of traditional neighborhood developments (TNDs), the designation of open space is given special treatment and is often referred to as *civic space*. According to Duany Plater-Zyberk & Company's *Lexicon of the New Urbanism*, quality civic space

is an area free of buildings and can take many forms: parks, greens, squares, plazas or playgrounds.

Addressing both its function and location, each of the five civic space types is defined by its size; the landscaping used, if any; and the way the space is surrounded. For instance, a square, which is 1 to 5 acres in size, is located at the intersection of important streets, is defined by the buildings and thoroughfares that surround it, and has a formal landscaping consisting of paths, lawns and many trees.

Civic spaces should be functional — not just pretty places to view from a distance. This is made possible by locating civic spaces along pedestrian routes and adjacent to meaningful destinations. Piazza San Marco in Venice, Italy, is just one good example of this functionality. This enormous plaza is located at the termination of many streets where boats historically entered the city from all over the world and in front of the beautiful Cathedral of Saint Mark. This location adds to the functionality of the plaza, making

it accessible to all Venetians as well as millions of tourists.

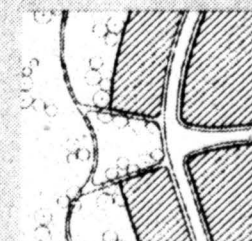
It is important to decide what type of civic space is called for in a particular situation. This decision should be made based on the needs of the community and how urban or rural the location is in which the open space is planned. For example a plaza would be found in the heart of the city, whereas a green would be found in a more rural area. Both serve similar functions but differ in character.

In the matter of public spaces, we must begin to draw a distinction between what is good and what is bad, what is useful and what is useless. Does your neighborhood need a place for children to play? Ask for a playground. A place to hold markets and festivals? Demand a plaza. A place to kick the soccer ball around? Request a green. Don't leave your plea for "open space" open to interpretation.

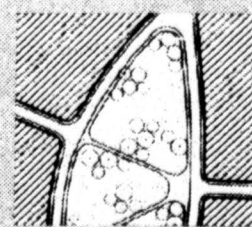
Brian Wright is a town planner and architect.

### Civic Space Types

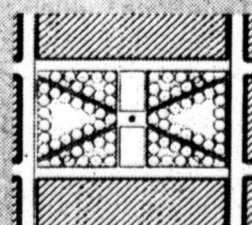
**Park:** a natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages; its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors.



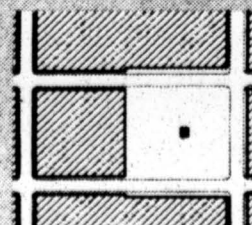
**Green:** an open space, available for unstructured recreation. A green shall be spatially defined by landscaping. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 2 acres and the maximum shall be 15 acres.



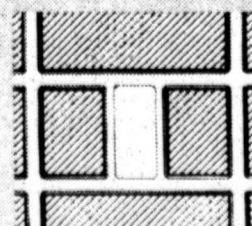
**Square:** an open space, available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and many trees, formally disposed. It shall be located at the intersection of important streets. The minimum size shall be 1 acre; the maximum shall be 5 acres.



**Plaza:** an open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by frontages; its landscape shall consist primarily of pavement and few trees formally disposed. It shall be located at the intersection of important streets. The minimum size shall be 1 acre and the maximum shall be 2 acres.



**Playground:** an open space designed and equipped for the recreation of children. A playground shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum size and the maximum shall be 1 acre.



From the Lexicon of the New Urbanism by Duany Plater-Zyberk & Company



## Rancho Cañada Village - A Team Effort



**Nick Lombardo**

**1928 - 2005**

*Lombardo Land Group*



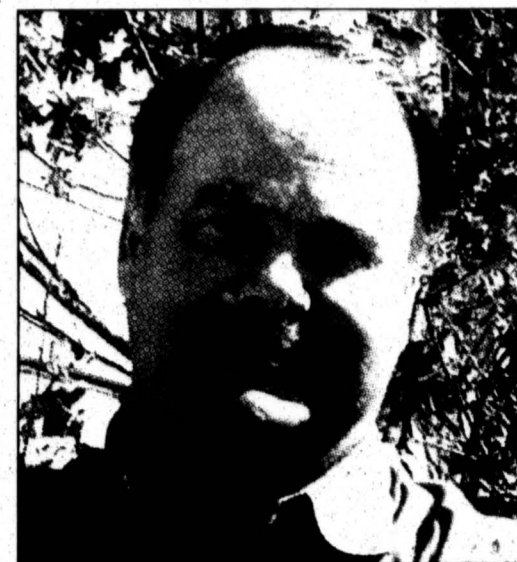
**Ian Gillis**

*Urban Community Partners*



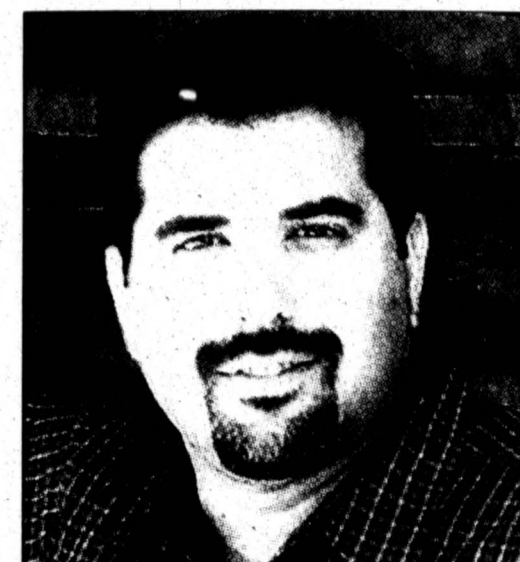
**Keith McCoy**

*Urban Community Partners*



**John Anderson**

*Woodman Development*



**Will Silva**

*Woodman Development*

**R**ancho Cañada Community Partners, LLC is a partnership consisting of Lombardo Land Group and Central Coast Communities, LLC. Central Coast Communities is a land development joint venture comprised of John Anderson and William Silva, principals of Woodman Development Company, Inc., and Urban Community Partners' principals Ian Gillis and Keith McCoy.

### Lombardo Land Group

Nick Lombardo was the president, chief operating officer, and a major shareholder of two golf courses in Monterey County — Rancho Cañada Golf Club and Laguna Seca Golf Ranch. Lombardo's interest in providing affordable housing for residents of Monterey County dates back more than 20 years when he saw the prices of homes escalating out of reach for many of his employees. As an active participant on the Monterey County General Plan Update process, Lombardo was committed to addressing the workforce housing crisis in Monterey County. The Lombardo Land Group is committed to fulfilling Nick's vision for Rancho Cañada Village.

### Woodman Development Company, Inc.

Woodman Development Company has been building communities and homes in Monterey County for nearly 30 years. During that time period, Woodman has been involved in planning nearly 5,000 residential units, tens of thousands of square feet of commercial and retail uses, parks, school sites and even a marina. In the Central Coast region, Woodman has built nearly 1,500 homes and apartments, making it one of the most recognized local builders. Principals John Anderson and Will Silva have completed several affordable housing projects designated for low- and moderate-income families, building exceptional value into every home regardless of sales price. [www.woodmandev.com](http://www.woodmandev.com)

### Urban Community Partners

Urban Community Partners has a simple vision: to plan and develop wonderful places for people to live, work and play. Urban Community Partners translates the goals and philosophies of "smart growth" into social and economic reality. The principals of Urban Community Partners, Ian Gillis and Keith McCoy, have more than 35 years' experience in planning and developing master planned communities, urban infill, redevelopment, commercial, residential and military base reuse projects. [www.urbancommunitypartners.com](http://www.urbancommunitypartners.com)



**Rancho Cañada Village model is prepared for public viewing**

### Urban Design Associates

Urban Design Associates is a firm composed of architects, under the direction of Barry Long, who design towns, cities and neighborhoods. UDA is a nationally recognized leader in planning mixed-income, compact, pedestrian-friendly neighborhoods throughout the United States. For over 40 years, Urban Design Associates has focused on creating beautiful places with lasting value for the communities they serve. [www.urbandesignassociates.com](http://www.urbandesignassociates.com)

### Other Rancho Cañada Village Team Members

Carlson, Barbee, Gibson — Civil Engineers  
 Engco, Inc. — Geotechnical  
 EMC Planning — Environmental Planning  
 Hexagon Transportation — Traffic  
 Lewis A. Leader — Public Relations  
 Lombardo & Gilles — Legal  
 Rana Creek Habitat Restoration — Biological  
 Susan State Associates — Market Assessment

**For more information about Rancho Cañada Village,  
 visit our website at [www.ranchocanadavillage.com](http://www.ranchocanadavillage.com).**